

For more information or to view please call or email

Defeo & Associates

250-260-4711 www.vernonrealestate.com

Listing

Price: \$372,000.
List Date: 12/14/2009
Status: Active

Finance

Title Held: Freehold
Terms of Sale: All Cash
Court Ordered Sale: No
Trades: No
Trades Desc:

Tax

Legal Description: Lot 9 District Lot 74, ODYD, Plan 26712
PID Number: 005-035-341
Native Reserve: No
Realtor Ownership: No
Taxes: \$2,492.45
Tax Year: 2008

Lot Info

Lot Size: 70.0000 x 127.0000
Irregular: No
Acres: 0.2000
Lakeshore: No
Water Frontage: 0.0000
Site Influence: Central Location, City View, Cul-De-Sac, Family Oriented, Fruit Trees, Landscaped, No Thru Road, Park Nearby, Private Setting, Schools Nearby, Valley View

Description

Residential Type: Single Family
Residential
Type of Dwelling: Single Family
Year Built: 1980
Desc. of Year Built: Approximate

Finished Floor Area

Main: 1362
Above Main:
Below Main:
Basement: 994
Total: 2356

Listing Number: 9226161



Address: 1530 40 Street V1T 8J6
City: Vernon - Division:North Okanagan
Sub-Area: MH - Mission Hill
Detailed Location: Mission Hill to 15 ave, right on 15th Cres, Left on 16 ave to 40 Street

Room Dimensions and Level

Living Room:	16 x 14	L1
Dining Room:	10 x 9	L1
Kitchen:	10 x 8	L1
Family Room:	23 x 10	B
Master Bed:	13 x 11	L1
Bedroom 2:	10 x 9	L1
Bedroom 3:	9 x 9	L1
Bedroom 4:	17 x 12	B
Bedroom 5:		
Ensuite Bath:	3 Pce	L1
Bathroom 2:	3 Pce	L1
Bathroom 3:	3 Pce	B
Den/Office:		
Laundry:		
Nook:	8 x 7	L1
Workshop:		
Solarium	15 x 9	L1
Kitchen	16 x 8	B
Storage	20 x 9	B
Deck:		
Patio:	41 x 8	B
Porch:		

Layout

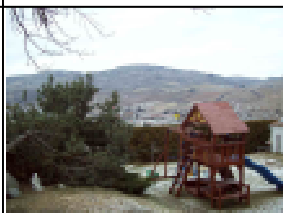
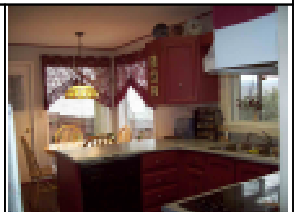
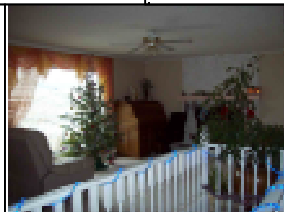
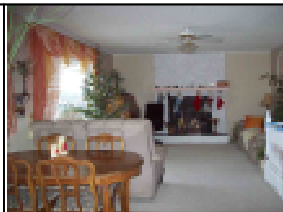
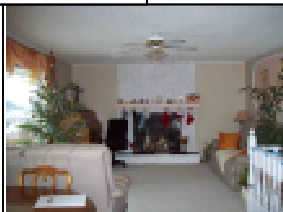
Beds: 3
Full Baths: 3
Half Baths:
Total Baths: 3
Ensuite Bathrooms: 3-PCE
Styles / Storey: One storey
Basement: Yes
Basement Desc: Part
Bsmt Development: Partially Finished
Basement Features: Separate Entrance

Features

Fireplaces: 1
Fireplace Fuel: Wood
Construction: Frame-Wood
Exterior Features: Fenced Yard, Garden, One Balcony, Patio(s), Private Yard, Underground Sprinkler
Roof: Asphalt/Fiberglass
Shingle
Foundation: Concrete
Suites: Yes
Suites Desc: Not Legal
Exterior Finish: Brick, Vinyl
Interior Features: Drywall, Fireplace, Smoke Detectors, Vacuum Built In
Flooring: Floor Vinyl, Hardwood, Partial Wood, Tile
Equip/Appl Incl: Dishwasher
Fuel: Natural Gas
Heating/Cooling: Central Air, Forced Air
Water Supply: Municipal
Sewage Disposal: Sewer Connected
Items Not Included:
Bed and Breakfast: No

Parking

Garage: No
Garage Desc: Attached
Carport:
Covered Spaces: 1
Uncovered Spaces: 1
Shop: No
Addit Available: No
RV Parking: No



Remarks for Internet: Great level entry home with flat yard ,3 bedrooms, hardwood floors, ensuite, in law suite with private entrance, solarium, great views of city, close to town, parks and schools