

For more information or to view please call or email

Defeo & Associates

250-260-4711 www.vernonrealestate.com

Listing

Price: \$338,500.
List Date: 01/13/2010
Status: Active

Finance

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

Tax

Legal Description: Strata Lot 2, Section 35, Twp 9, ODYD, Plan K580
PID Number: 002-006-707
Native Reserve: No
Realtor Ownership: No
Taxes: \$1,748.61
Tax Year: 2009

Lot Info

Lot Size: 49.0000 x 78.0000
Irregular: Yes
Acres: 0.0900
Lakeshore: No
Water Frontage: 0.0000
Site Influence: Central Location, Easy Access, Flat Site, Landscaped, No Thru Road, Park Nearby, Quiet Area, Schools Nearby

Description

Residential Type: Single Family
Residential Type of Dwelling: Single Family - Bare Land Strata
Year Built: 1985
Desc. of Year Built: Approximate

Finished Floor Area

Main: 1050
Above Main:
Below Main:
Basement: 1000
Total: 2050

Listing Number: 9227302



Address: 2 1008 32nd Avenue V1T 7X5
City: Vernon - Division: North Okanagan
Sub-Area: EH - East Hill
Detailed Location: Top of 32nd Avenue - Sunrise Place

Room Dimensions and Level

| | | |
|---------------|-----------|----|
| Living Room: | 16 x 10 | L1 |
| Dining Room: | 10 x 7 | L1 |
| Kitchen: | 10 x 10 | L1 |
| Family Room: | 17 x 13 | B |
| Master Bed: | 13 x 11 | L1 |
| Bedroom 2: | 9 x 9 | L1 |
| Bedroom 3: | 13 x 8 | L1 |
| Bedroom 4: | 12 x 9 | B |
| Bedroom 5: | | |
| Ensuite Bath: | 2 Pce | L1 |
| Bathroom 2: | 4 Pce | L1 |
| Bathroom 3: | 4 Pce | L2 |
| Den/Office: | | |
| Laundry: | 17 x 9 | B |
| Nook: | | |
| Workshop: | | |
| Games Room: | 15 x 12 | B |
| Deck: | 16' x 12' | L1 |
| Patio: | | |
| Porch: | | |

Layout

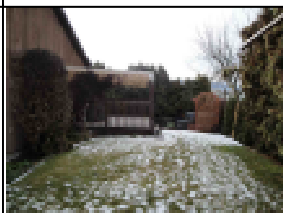
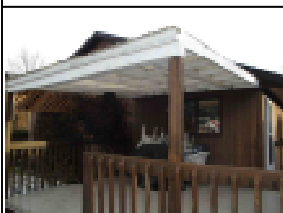
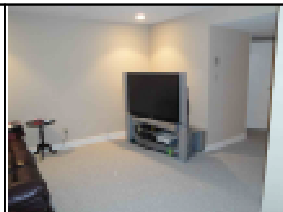
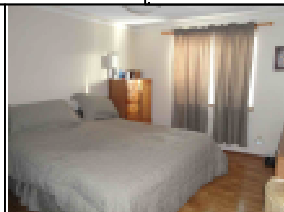
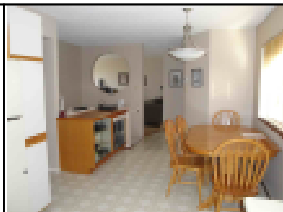
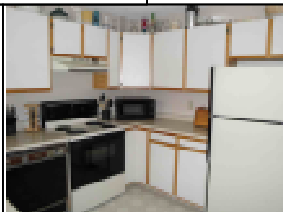
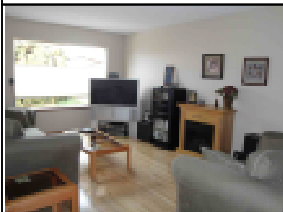
Beds: 4
Full Baths: 2
Half Baths: 1
Total Baths: 3
Ensuite Bathrooms: 2-PCE
Styles / Storey: Rancher with Basement
Basement: Yes
Basement Desc: Full
Bsmt Development: Fully Finished
Basement Features:

Features

Fireplaces:
Fireplace Fuel:
Construction: Frame-Wood
Exterior Features: Deck(s), Fenced Yard, Private Yard, Storage Shed
Roof: Asphalt/Fiberglass
Shingle:
Foundation: Concrete
Suites: No
Suites Desc:
Exterior Finish: Wood Siding
Interior Features: Drywall, Smoke Detectors
Flooring: Ceramic Tile, Hardwood, Laminate, Linoleum, Wall to Wall Carpet
Equip/Appl Incl: Dishwasher, Dryer, Refrigerator, Satellite Dish (Residential), Stove - Electric, Washer, Window Coverings
Fuel: Natural Gas
Heating/Cooling: Central Air, Forced Air
Water Supply: Municipal
Sewage Disposal: Sewer Connected
Items Not Included: Hot tub
Bed and Breakfast: No

Parking

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



Remarks for Internet: "Sunrise Place" offers a comfortable low maintenance lifestyle without the usual restrictions of a condominium complex. The only common area of this bare land strata development is the roadway! The home is fully finished up & down including 4 bedrooms & 2.5 baths. Recent renovations include new roof, hot water tank, paint and flooring and the entire basement level. The yard is nicely landscaped and fully fenced and includes storage shed. There is a good sized covered deck for private bar-b-ques & enjoyment.