



Don Defeo
 Realtor - Remax Vernon
 Defeo & Associates

Office: 250 260.4711
 Cell: 250 558 8762
 Fax: 250 260 4712
 don@vernonrealestate.com
 www.vernonrealestate.com

#10 9885 Pinnacles Road Silver Star V1B 3M1

Price: **\$344,900**
 MLS® #: **9227468** Status: **Active** PID: **028-201-507** ADOM: **835**
 Division: **North Okanagan** Sub-Area: **SS - Silver Star**



General Information

Prop Type: **Strata**
 Type Dwell: **Apartment**
 Style/Story:
 Year Built: **1987**
 Yr Blt Dsc: **Substantially Renovated**
 Grg Opt:
 Grg Dsc:
 Carport:
 Shop: **No**

Layout

Beds: **3**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **3-PCE**
 Ttl Baths: **2**

Finished Floor Area

Main: **1089**
 Above Main:
 Below Main:
 Basement:
 Total: **1089**

Lot Information

Frontage: **287.38**
 Depth: **181.69**
 Irregular: **Yes**
 Acres: **1.20**
 Wtr Frnt: **0**
 Wtr Infl:
 View: **Mountain View, View**

Parking

Prk Cov: **0**
 Prk Uncov: **1**
 Add Prk: **Yes**
 RV Park: **No**

Features

Rentals: **With Restrictions**
 Water: **Municipal**
 Fireplace:
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Other (See Remarks), Wood Siding**
 Equip/App: **Microwave Oven, Refrigerator, Stove - Electric, Window Coverings**
 Flooring: **Linoleum, Floor Vinyl**
 Structures: **Deck, Shed**
 Site Infl: **Central Location, Cul-De-Sac, Family Oriented, Recreational, Recreation Nearby, Ski Area Nearby**

B&B: **No**
 Fuel: **Electricity**
 Bsmt:
 Roof: **Metal**
 Suites Dsc:
 Heat/Cool: **Electric Baseboards**

Pets: **W/RE**
 Sewage: **Sewer**

Rooms

| Room | Level | Dimensions | Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|-------|------------|-----------------|-------|------------|---------|-------|------------|
| Living Room | L1 | 16X9 | Dining Room | L1 | 12X9 | Kitchen | L1 | 12X8 |
| Master Bedroom | L1 | 14X11 | Bedroom | L1 | 11X8 | Bedroom | L1 | 13X8 |
| Ensuite - Full | L1 | 4X4 | Bathroom - Full | L1 | 5X7 | Patio | L1 | 24X9 |
| Bunk Rm | L1 | 12X7 | | | | | | |

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,739.00** Tax Yr: **2011**
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **Strata Lot 2, District Lot 1355, ODYD, KAS3783**
 Court Sale: **No**

Strata

Complex: **Pinnacles** Laundry: **Shared** Units in Prj: **19**
 Gated: **No** By Laws Av: **Yes** Units in Bld: **19**
 Age Restr: **No** Stalls:
 Rent Allow: **With Restrictions** Stry in Bld: **5**
 Strata Fees: **\$449.33** Type: **CP - Assigned by Strata** Stry in Unt: **1**
 Fee Incl: **Contingency Reserve, Insurance, Maintenance Cable TV, Management, Road Maintenance, Snow Removal, Trash Removal**
 Amenities: **Bar-B-Que Allowed, Club House / Rec Centre, Private Entry, Storage Area**

Remarks

Dtl Loc: **Pinnacles at Silver Star**
 Pub Rmks: **The Pinnacles @ Silver Star. First time offered & now selling, conventional strata ownership of the main Pinnacles building. Fabulous location & amenities. Proven rental income, unlimited personal use. Complete info @ the Pinnacles Website.**