



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

#11 9885 Pinnacles Road Silver Star V1B 3M1 Price: **\$279,900**
 MLS® #: **9227471** Status: **Active** PID: **028-201-493** ADOM: **530**
 Division: **North Okanagan** Sub-Area: **SS - Silver Star**



<u>General Information</u>		<u>Layout</u>		<u>Finished Floor Area</u>	
Prop Type:	Strata	Beds:	2	Main:	990
Type Dwell:	Apartment	Full Baths:	2	Above Main:	
Style/Story:		Half Baths:	0	Below Main:	
Year Built:	1987	En Suite:	None	Basement:	
Yr Blt Dsc:	Substantially Renovated	Ttl Baths:	2	Total:	990
Grg Opt:		<u>Lot Information</u>		<u>Parking</u>	
Grg Dsc:		Frontage:	287.38	Prk Cov:	0
Carport:		Depth:	181.69	Prk Uncov:	1
Shop:	No	Irregular:	Yes	Add Prk:	Yes
		Acres:	1.20	RV Park:	No
		Wtr Frnt:	0		
		Wtr Infl:			
		View:	Mountain View, View		

Rentals:	With Restrictions	B&B:	No	Pets:	W/RE
Water:	Municipal	Fuel:	Electricity	Sewage:	Sewer
Fireplace:		Bsmt:			
Construct:	Frame - Wood	Roof:	Metal, Torch on Roof		
Foundation:	Concrete	Suites Dsc:			
Exterior Fin:	Other (See Remarks), Wood Siding	Heat/Cool:	Electric Baseboards		
Flooring:	Partial Carpet, Floor Vinyl				
Structures:	Deck, Shed				
Site Inf:	Central Location, Cul-De-Sac, Family Oriented, Recreational, Recreation Nearby, Ski Area Nearby				

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	20X12	Kitchen	L1	12X9	Master Bedroom	L1	12X11
Bedroom	L1	12X11	Bathroom - Full	L1	7X9	Bathroom - Full	L1	5X8
Bunk Rm 1	L1	10X10	Bunk Rm 2	L1	10X10			

Finance/Tax

Native Res:	No	LR Owner:	No	Taxes:	\$0.00	Tax Yr:	2009
Title Held:	Freehold	Terms Sale:		Court Sale:	No		
Trades:							
Legal Dsc:	Strata Lot 1, District Lot 1355, ODYD, KAS3783						

Strata

Complex:	Pinnacles	Laundry:	Shared	Units in Prj:	19
Gated :	No	By Laws Av:	Yes	Units in Bld:	19
Age Restr:	No	Rent Allow:	With Restrictions	Stry in Bld:	5
Strata Fees:	\$409.29	Type:	CP - Assigned by Strata	Stry in Unt:	1
Fee Incl:	Contingency Reserve, Insurance, Landscaping, Maintenance Cable TV, Management, Road Maintenance, Snow Removal, Trash Removal				
Amenities:	Bar-B-Que Allowed, Club House / Rec Centre, Private Entry, Storage Area				

Remarks

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