



Don Defeo
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Client Full

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11603 Harper Drive, Vernon, V1B 1B9

Price: **\$387,500**

MLS® #: **9228216**

Status: **Active**

PID: **004-616-171**

ADOM: **70**

Division: **North Okanagan**

Sub-Area: **CS - Mun of Coldstream**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Rancher w/ Bsmt**
 Year Built: **1978**
 Yr Blt Dsc: **Approximate**
 Grg Opt: **Single**
 Grg Dsc: **Attached**
 Carport: **No**
 Shop: **No**

Layout

Beds: **4**
 Full Baths: **3**
 Half Baths: **0**
 Ttl Baths: **3**
 Main: **1150**
 Above Main:
 Below Main:
 Basement: **1150**
 Total: **2300**

Finished Floor Area

Lot Information

Frontage: **89.10**
 Depth: **110.80**
 Irregular: **Yes**
 Acres: **0.21**
 Wtr Infl:
 View: **View**
 Prk Cov: **1**
 Prk Uncov: **4**
 Add Prk: **Yes**
 RV Park: **Yes**

Parking

Rentals: **Yes**
 Fireplace: **1,Wood,Conventional**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Stucco, Wood Siding**
 Water: **Municipal**
 Sewage: **Sewer**
 Equip/Appl: **Dishwasher**
 Flooring: **Laminate, Linoleum, Partial Carpet, Tile**
 Structures: **Deck**
 Exterior Feat: **Garden, Underground Sprinkler**
 Site Infl: **Family Oriented, Fully Landscaped, Quiet Area, Rural Setting, Schools Nearby**

Features

B&B: **No** Pets: **Yes**
 Bsmt: **Full/Walkout/Fully Finished**
 Roof: **Tar and Gravel**
 Suites Dsc:
 Heat/Cool: **Electric Baseboards**
 Fuel: **Electricity**

Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Living Room	17'5X13'5	L1	Dining Room	11'5X9'	L1	Kitchen	11'5X10'6	L1
Master Bedroom	13'6X11'11	L1	Bedroom	12'1X11'10	L1	Bedroom	11'9X14'8	B
Ensuite - Full	7'X5'	L1	Bathroom - Full	7'X5'	L1	Bathroom - Full	7'X5'	B
Family Room	24'5X13'6	B	Bedroom	11'6X11'1	B	Den / Office	11'11X11'8	B
Deck	24'X14'	L1						

Openhouses

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,863.32** Tax Yr: **2008**
 Title Held: **Freehold** Terms Sale: **All Cash** Court Sale: **No**
 Trades:
 Legal Dsc: **Lot 1, Section 14, Twp 9, ODYD, Plan 24886**

Utilities

Cable TV: Power: Phone: Hookup:
 Gas: Sewer: Water:

Remarks

Pub Rmks: **2 + 2 bedroom Coldstream home ideally located just a short walk from either Kidston Elementary or Kal Secondary. Home has had lots of updates and show well. Corner lot, nice yard, lots of parking, waterscape, hot tub ready. Great Value.**