



General Information			
Prop Type:	Single Family Residential	Year Built:	1975
Type Dwell:	Single Family w/Acreage	Yr Blt Dsc:	Approximate
Style/Story:	Rancher w/Bsmnt	Shop/Den:	Yes/Yes
Layout		Finished Floor Area	
Beds:	3	Main:	1190
Full Baths:	2	Above Main:	
Half Baths:	1	Below Main:	
En Suite:	2-PCE	Basement:	1080
Ttl Baths:	3	Total:	2270
Lot Information		Parking	
Frontage:	175	Prk Cov:	6
Depth:	652	Prk Uncov:	8
Irregular:	No	Prk Spcs:	
Acres:	5.01	Grg Opt:	Double
Wtr Frnt:		Grg Dsc:	Attached, Detached
Wtr Infl:			
View:			

Listing Information			
List Date:	08/06/2019	Hold Date:	
Exp Date:		Act Date:	08/07/2019
Permit Pub:	Yes	P MLS.CA:	Yes
X List F#:		X List C#:	
TC Length:		Cncl Type:	
World Property:		Cncl Date:	
		Incl MLS.CA:	Yes
		Link List#:	
		Last Mod:	08/10/2019
		Sbj Rmv:	
		Incl Addrs:	Yes
		Intr MLS#:	

Features			
Wood Stove:		ByLaws Avl:	
Rentals:	Yes	Handicap Eq:	No
Fireplace:	2, Electricity, Wood, Free-standing Metal, Insert	B&B:	No
Construct:	Frame - Wood	Bsmt:	Full/Separate Entrance, Walkout/Fully Finished
Foundation:	Concrete	Roof:	Asphalt/Fibreglass Shingles
Exterior Fin:	Wood Siding	Suites Dsc:	
Water:	Other (See Remarks)	Heat/Cool:	Electric Baseboards, Forced Air
Pool Type:		Fuel:	Electricity, Natural Gas
Equip/Appl:	Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings	Sewage:	Septic
Flooring:	Carpeting/Wall-to-Wall, Hardwood, Linoleum		
Structures:	Patio(s), Shed, Sun Deck, Workshop		
Exterior Feat:	Garden, One Balcony, Private Yard		
Interior Feat:	Island, Security System, Vacuum Roughed In		

Rooms			
Room	L	Dimensions	Room
Dining Room	L1	11'6X13'6	Kitchen
Living Room	L1	17'6X19'6	Master Bedroom
Bathroom - Full	L1	5X10'6	Bedroom
Bathroom - Full	B	9'9X9'9	Family Room
Cold Room	B	6X7'6	Den / Office

Title			
Title Held:	Freehold	Terms Sale:	
Assign Cont:	No	Poss:	
Trades (Y/N):	Trades Desc:	Court Sale:	No
		Cont Dsc:	
		Title Form:	Conventional

Legal/Tax			
Native Res:	No	Survey:	Yes
LR Owner:	No	Spc Imprv:	
Sell Disclse:		Fin Stmnts:	
Re-Zone:		Zone Code:	CR
Zone Typ:		Levies:	No Levies
Non-Fin Enc:		Imprv:	
Seller Nm:	William J Lister, Donna L Focht	Occupied By:	Seller
Legal Dsc:	Lot 6, Two 5, Sections 19 & 20, ODYD, Plan 21373	Lnd Asmnt:	
		Zone STyp:	
		Stat Tax:	
		Taxes:	\$2,890.00
		Tax Yr:	2018
		Ttl Asmnt:	
		Phone:	

Office Information			
List Brk:	RE/MAX Vernon	Phone:	250-549-4161
List Rep:	John Kristian* - PREC	Phone:	250-549-4161
	Personal Real Estate Corporation		
Co List Brk:	RE/MAX Vernon	Phone:	250-549-4161
Co List Rep:	Brandy De Bartolo* - PREC	Phone:	250-549-4161
	Personal Real Estate Corporation		
Comm:	3.0% of 1st \$100,000, 1.5% on balance		

Remarks	
Dtl Loc:	Silver Star rd to Wallace rd on right side.
Pub Rmks:	Ideal location for this 3 bdrm + Den, 3 bthrm rancher w/walkout basement on 5 beautiful country acres only minutes from town, schools, Silver Star Ski Hill & miles of outdoor recreation. The Updated Open Concept Kitchen w/ island, wood beam & pine vaulted ceiling is bright & inviting. Follow solid Oak Harwood floors through the main to Master & 2nd bdrm then covered sundeck to enjoy the Peace, Tranquility & Privacy of your acreage before you. There is a field ideal for pasture & horse plus 2 acres w/ mature conifer forest all fenced. Outbuildings include large storage shed, chicken coop & a 26'x32' shop with power, Deer Fenced gardens and loads of parking plus an attached double bay garage.
Rep Rmks:	Roof is approx 9 years, 2 wells one in current operation with 4000 gal cistern, septic pumped 2018, WETT certified wood stove.
Int Rmks:	Ideal location for this 3 bdrm + Den, 3 bthrm rancher w/walkout basement on 5 beautiful country acres only minutes from town, schools, Silver Star Ski Hill & miles of outdoor recreation. The Updated Open Concept Kitchen w/ island, wood beam & pine vaulted ceiling is bright & inviting. Follow solid Oak Harwood floors through the main to Master & 2nd bdrm then covered sundeck to enjoy the Peace, Tranquility & Privacy of your acreage before you. There is a field ideal for pasture & horse plus 2 acres w/ mature conifer forest all fenced. Outbuildings include large storage shed, chicken coop & a 26'x32' shop with power, Deer Fenced gardens and loads of parking plus an attached double bay garage. Call John & Brandy today and don't miss this one!!! 250-549-4161
List Brochure:	HTTP://okanagansavvy.com
Show Inst:	Lock Box, TouchBase

For critical issues please contact dataintegrity@omreb.com