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Residential Client Full w/photos

6547/6549 Longacre Drive, Vernon, V1H 1H9
 MLS® #: **10205369** Status: **Active** PID: **008-162-948** Price: **\$634,900**
 Zone: **North Okanagan** Sub Area: **OL - Okanagan Landing** ADOM: **5**

New Listing!



General Information

Prop Type: **Single Family Residential** Year Built: **1974**
 Type Dwell: **Duplex (Full)** Yr Blt Dsc: **Approximate**
 Style/Story: **Rancher w/Bsmnt** Shop/Den: **-/Yes**

Layout

Beds: **7**
 Full Baths: **4**
 Half Baths: **0**
 En Suite: **No Ens. Baths**
 Ttl Baths: **4**

Finished Floor Area

Main: **1790**
 Above Main:
 Below Main:
 Basement: **1290**
 Total: **3080**

Lot Information

Frontage: **110**
 Depth: **170**
 Irregular:
 Acres: **0.42**
 Wtr Fmt:
 Wtr Infl:
 View: **View, Mountain View, Valley View**

Parking

Prk Cov:
 Prk Uncov: **4** RV Park: **Yes**
 Prk Spcs: **4** Add Prk: **Yes**
 Grg Opt:
 Grg Dsc:

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace:	Bsmnt: Full/Separate Entrance, Walkout/Fully Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Aluminum	Heat/Cool: Central Air, Forced Air	
Water: Municipal	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Septic	
Itms Not Inc:	Some curtains on tents side belong to tenant. Blinds included in sale.	
Equip/Appl:	Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer	
Flooring:	Carpeting/Wall-to-Wall, Laminate, Linoleum, Tile	
Structures:	Shed, Sun Deck	
Exterior Feat:	Garden, Private Yard	
Site Infl:	Easy Access, Family Oriented, High Speed Internet, Landscaped, Park Nearby, Quiet Area, Recreation Nearby, Schools Nearby	

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Kitchen	L1	15'6X10'2	Living Room	L1	11'4X18	Master Bedroom	L1	10'X11'6
Bedroom	L1	11'4X10'4	Bathroom - Full	L1	5'X7'7	Family Room	B	12'10X18
Bedroom	B	12'7X9'6	Bedroom	B	9'6X13'	Bathroom - Full	B	10X5
Kitchen	L1	15'6X10	Living Room	L1	11'4X18'6	Master Bedroom	L1	10'X11'6
Bedroom	L1	11'4X10'3	Bathroom - Full	L1	5'X7'8	Family Room	B	12'10X23'
Bedroom	B	12'7X9'6	Den / Office	B	12'10X7'6	Bathroom - Full	B	7'X5'
Laundry	B							

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$3,651.00** Tax Yr: **2019**
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **Lot 3, District Lot 62, ODYD, Plan 18975** Court Sale: **No**

Remarks

Dtl Loc: **South on Okanagan Ave right onto Longacre Dr.**
 Pub Rmks: **Exceptional value in this full legal duplex on large lot near Okanagan Lake!!! Renovated throughout on both sides with new windows, upgraded electrical service, kitchens, flooring, baseboard finishings, 2 sun decks with glass rails and composite board for durability and easy maintenance the list goes on and on. Each side has 2 Bedrooms (Master) on the main with 2 bedrooms/den in basement. Living, Dining main Bathroom on main and a large Family room in the basement, laundry and bathroom. Walkout basement to sun decks with valley and mountain views, large backyard with newly built sheds for each home and plenty of space and privacy.**



