

Residential Client Full w/photos

2071 Hunter Crescent, Armstrong, V0E 1B0
 MLS® #: **10225807** Status: **Active** PID: **023-171-961** Price: **\$639,000**
 Zone: **North Okanagan** Sub Area: **AS - Armstrong/ Spall.** ADOM: **3**

New Listing!



General Information

Prop Type: **Single Family Residential** Year Built: **1997**
 Type Dwell: **Single Family** Yr Blt Dsc: **Actual**
 Style/Story: **Two Storey** Shop/Den: **No/Yes**

Layout

Beds: **4**
 Full Baths: **3**
 Half Baths: **1**
 En Suite: **4-PCE**
 Ttl Baths: **4**

Finished Floor Area

Main: **1068**
 Above Main: **872**
 Below Main: **1054**
 Basement:
 Total: **2994**

Lot Information

Frontage: **65.8**
 Depth: **114.8**
 Irregular: **No**
 Acres: **0.151**
 Wtr Frnt:
 Wtr Infl:
 View: **Mountain View**

Parking

Prk Cov: **2** RV Park: **Yes**
 Prk Uncov: **2** Add Prk: **No**
 Prk Spcs:
 Grg Opt: **Double**
 Grg Dsc: **Attached**

Features

Rentals: Not Applicable Fireplace: 1, Gas, Insert Construct: Frame - Wood Foundation: Concrete Exterior Fin: Stucco Water: Municipal Fencing: Pool Type: Equip/Apl: Dishwasher, Dryer, Microwave Oven, Oven Built-In, Refrigerator, Stove - Electric, Washer, Window Coverings Flooring: Ceramic Tile, Laminate, Partial Wood Structures: Shed, Sun Deck Exterior Feat: Fenced Yard, Hot Tub, Underground Sprinkler Interior Feat: Drywall, Smoke Detector(s), Vacuum Built-In Site Infl: Cablevision Available, Family Oriented, Flat Site, Fully Landscaped, Golf Nearby, Landscaped, Level, Paved Roads, Quiet Area, Schools Nearby, Shopping Nearby	B&B: No Pets: Yes Bsmt: Full/Separate Entrance, Walkout/Partially Finished Roof: Shake Suites Dsc: Not Legal Heat/Cool: Central Air, Forced Air Fuel: Natural Gas Outside Area: Sewage: Sewer
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Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	15'5"X13'5"	Dining Room	L1	11'5"X13'	Kitchen	L1	12'X15'
Family Room	B	13'8"X9'1"	Master Bedroom	L2	12'6"X14'8"	Bedroom	L2	10'1"X13'2"
Bedroom	L2	11'2"X13'2"	Bedroom	B	9'3"X13'9"	Ensuite - Full	L2	
Bathroom - Full	L2		Bathroom - Full	B		Bathroom - Half	B	
Den / Office	B	9'10"X10'4"	Laundry	L1	6'1"X5'5"	Nook	L1	10'1"X10'5"
Deck	L1	13'X20'6"	Foyer	L1	6'4"X6'	Garage	L1	20'11"X21'7"

Finance/Tax

Native Res: No Title Held: Freehold Trades: Legal Dsc: LOT 22 SECTION 32 TOWNSHIP 4 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YAL	LR Owner: No Terms Sale: Taxes: \$2,952.85 Court Sale: No	Tax Yr: 2020
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Remarks

Dtl Loc: **Highway 97 to Harding Road to Okanagan Street to Hunter Crescent**
 Pub Rmks: **You will Absolutely Fall in Love with the Timeless and Classic Style of this true Two- Storey with Basement 4 Bedroom, 4 Bathroom Home in this sought after neighbourhood. Grand Entrance, Tasteful Updates, Open Concept Kitchen, with attached Dining, Living and Family Space Offer Room for Everyone. Large Deck off of the Kitchen make Family Barbecues a Breeze. Laundry and Powder Room also on this floor for convenience. Upstairs you will find a Spacious Master Bedroom with Ensuite and Walk In Closet, Two Additional Bright Bedrooms and a Full Bath. Downstairs accommodates a Cheery 1 Bedroom Suite with Newer Kitchen, Full Bathroom, Office/Den and Separate Entrance to provide extra income. Large Lot is Fully Fenced, Landscaped and there's room for the RV or Boat! This Gem won't last long!**







Information Deemed Reliable But Cannot Be Guaranteed.