Residential Client Full w/photos

2071 Hunter Crescent, Armstrong, V0E 1B0

MLS® #: 10225807 Status: Active PID: 023-171-961 ADOM: 3

Zone: North Okanagan Sub Area: AS - Armstrong/ Spall.



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

Price:

\$639,000

 Layout
 Finished Floor Area

 Beds:
 4

 Full Baths:
 3

 Half Baths:
 1

 Below Main:
 1054

En Suite: **4-PCE** Basement: Ttl Baths: **4** Total: **2994**

Lot Information Parking

 Frontage:
 65.8
 Prk Cov:
 2
 RV Park:
 Yes

 Depth:
 114.8
 Prk Uncov:
 2
 Add Prk:
 No

 Irregular:
 No
 Prk Spcs:
 Carport:

Acres: 0.151 Grg Opt: Double Wtr Frnt: Grg Dsc: Attached

Wtr Infl:

View: Mountain View

Features

Rentals: Not Applicable B&B: No Pets: Yes

Fireplace: 1, Gas, Insert Bsmt: Full/Separate Entrance, Walkout/Partially Finished
Construct: Frame - Wood Roof: Shake

Foundation: Concrete Suites Dsc: Not Legal
Exterior Fin: Stucco Heat/Cool: Central Ai

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Water: Municipal Fuel: Natural Gas

Fencing: Outside Area:
Pool Type: Sewage: Sewer

Equip/Appl: 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

Rooms Room **Dimensions** Room **Dimensions** Room **Dimensions** L1 15'5"X13'5" **Living Room Dining Room** L1 11'5"X13' Kitchen L1 12'X15' 13'8"X9'1" L2 12'6"X14'8" L2 10'1"X13'2" **Family Room** Master Bedroom **Bedroom** В **Bedroom** L2 11'2"X13'2" Bedroom В 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

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 LR Owner: No Taxes: \$2,952.85 Tax Yr: 2020
Title Held: Freehold Terms Sale: Court Sale: No

Title Held: Freehold Terms Sale: Court Sale: No Trades:

Legal Dsc: LOT 22 SECTION 32 TOWNSHIP 4 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE

Remarks

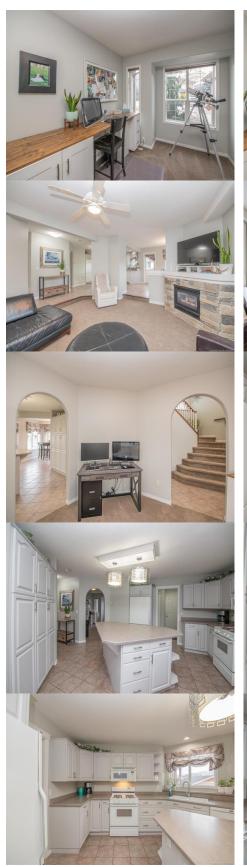
Dtl Loc: Highway 97 to Harding Road to Okanagan Street to Hunter Crescent
Pub Rmks: You will Absolutely Fall in Love with the Timeless and Classic Style o

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.