



Residential Client Full w/photos

265 Kicking Horse Place, Vernon, V1B 4E8 Price: **\$689,900**
 MLS® #: **10204483** Status: **Active** PID: **029-536-162** ADOM: **21**
 Zone: **North Okanagan** Sub Area: **FH - Foothills**



General Information

Prop Type:	Single Family Residential	Year Built:	2015
Type Dwell:	Single Family	Yr Blt Dsc:	Actual
Style/Story:	Rancher w/Bsmnt	Shop/Den:	-/No

LAYOUT

Beds: 4
Full Baths: 3
Half Baths: 0
En Suite: 5-PCE
Ttl Baths: 3

Finished Floor Area

Main:	1447
Above Main:	
Below Main:	
Basement:	1000
Total:	2447

Lot Information

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Frontage: **48.8**
Depth: **118.1**
Irregular:
Acres: **0.135**
Wtr Fmt:
Wtr Infl:
View:

Parking

Prk Cov:	2	RV Park:
Prk Uncov:	2	Add Prk:
Prk Spcs:		Carport:
Grg Opt:	Double	
Grg Dsc:	Attached	

Features

Rentals:	Yes	B&B:	No	Pets:	Yes
Fireplace:	1, Gas, Conventional	Bsmt:	Full/Separate Entrance, Walkout/Partially Finished		
Construct:	Frame - Wood	Roof:	Asphalt/Fibreglass Shingles		
Foundation:	Concrete	Suites Dsc:			
Exterior Fin:	Hardie Board	Heat/Cool:	Central Air, Forced Air		
Water:	Municipal	Fuel:	Natural Gas		
Fencing:		Outside Area:			
Pool Type:		Sewage:	Sewer		
Itms Not Inc:	Fixtures bsmt over coffee table & front foyer, Hoe in yard, 2 stain glass panels				
Equip/Appl:	Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings				
Flooring:	Carpeting/Wall-to-Wall, Hardwood, Tile				
Structures:	Covered Deck, Deck, Patio(s)				
Exterior Feat:	Private Yard, Underground Sprinkler				
Interior Feat:	Island, Vacuum Roughed In				

Rooms

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Kitchen	L1	12X13	Living Room	L1	14'2X15	Dining Room	L1	8X12
Master Bedroom	L1	12X14	Ensuite - Full	L1	9'6X11'8	Bedroom	L1	10'4X11
Laundry	L1	8X10'3	Bathroom - Full	L1	5X8'9	Family Room	B	15X24'6
Bathroom - Full	B	4'3X8	Bedroom	B	11'6X11'6	Bedroom	B	8'3X12'3
Storage	B	11'4X14'8	Deck	L1	14X28'7	Storage	B	10X25'6
Garage	L1	20X24	Walk-in closet	L1	8X9'6			

Finance/Tax

Native Res:	No	LR Owner:	No	Taxes:	\$3,716.00	Tax Yr:	2019
Title Held:	Freehold	Terms Sale:		Court Sale:	No		
Trades:							
Legal Dsc:	Lot 29 Plan EPP46101 Section 13 Township 8 ODYD						

Remarks

Dtl Loc: **Silver Star rd left on to Blackcomb Way right on to Kicking Horse Pl.**
 Pub Rmks: **First Time on the Market, you will Fall in Love when you step into this Custom Built Home in the Foothills of Vernon. Attention to Detail is the name of the game with this Open Concept Rancher that backs onto a Beautiful Ravine Offering Privacy. And where you will often see Deer Play as you relax on your Screened in Outdoor Living Space opening to your Executive Kitchen. One Level Living on the Main with Expansive Great Room, Office or Bedroom, Grand Master and Ensuite and Laundry. The Walk Out Lower Level has the two additional Bedrooms, Rec Area, Bathroom and Future Media/Kitchen or simply loads of Storage. With Four Bedrooms and Three Baths, this makes the ideal Family Home or Suite the Lower Level and have a place for Mom, Dad or Both or a great little Mortgage Helper. The Yard is Tastefully Landscaped, Easily Cared For and a Delight to Enjoy with Family and Friends. This Home truly Shows a 10 out of 10 and won't last long!**





Information Deemed Reliable But Cannot Be Guaranteed.

