

## Residential Client Full w/photos

**7087 Foothills Place, Vernon, V1B 2Y4**  
 MLS® #: **10216887** Status: **Active** PID: **018-471-951**  
 Zone: **North Okanagan** Sub Area: **FH - Foothills**

Price: **\$629,900**  
 ADOM: **5**

### New Listing!



#### General Information

Prop Type: **Single Family Residential** Year Built: **1994**  
 Type Dwell: **Single Family** Yr Blt Dsc: **Approximate**  
 Style/Story: **Rancher w/Bsmnt** Shop/Den: **No/Yes**

#### Layout

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

#### Finished Floor Area

Main: **1468**  
 Above Main:  
 Below Main:  
 Basement: **590**  
 Total: **2058**

#### Lot Information

Frontage: **63.85**  
 Depth: **185**  
 Irregular: **No**  
 Acres: **0.27**  
 Wtr Frnt:  
 Wtr Infl:  
 View:

#### Parking

Prk Cov: **2** RV Park: **Yes**  
 Prk Uncov: **3** Add Prk: **Yes**  
 Prk Spcs:  
 Grg Opt: **Double**  
 Grg Dsc: **Attached**

**View, Lake View, Mountain View, Valley View**

#### Features

Rentals: <b>Yes</b> Fireplace: <b>1, Gas, Conventional</b> Construct: <b>Frame - Wood</b> Foundation: <b>Concrete</b> Exterior Fin: <b>Stucco</b> Water: <b>Municipal</b> Fencing: Pool Type: Equip/Appl: <b>Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings</b> Flooring: <b>Carpeting/Wall-to-Wall, Hardwood, Laminate, Linoleum, Tile</b> Structures: <b>Patio(s), Shed, Sun Deck</b> Exterior Feat: <b>Private Yard, Underground Sprinkler</b> Interior Feat: <b>Security System, Skylights, Smoke Detector(s), Vacuum Built-In</b> Site Infl: <b>Cul-De-Sac, Easy Access, Flat Site, Fully Landscaped, High Speed Internet, Landscaped, No Thru Road, Park Nearby, Quiet Area, Recreation Nearby, Schools Nearby, Ski Area Nearby</b>	B&B: <b>No</b> Pets: <b>Yes</b> Bsmt: <b>Part/Separate Entrance, Walkout/Fully Finished Shake</b> Roof: Suites Dsc: Heat/Cool: <b>Central Air, Forced Air</b> Fuel: <b>Natural Gas</b> Outside Area: Sewage: <b>Sewer</b>
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#### Rooms

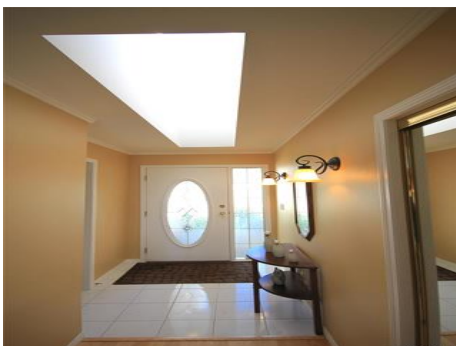
Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	15'11X13'9	Dining Room	L1	12'4X8'6	Kitchen	L1	10'5X9'5
Master Bedroom	L1	15'8X11'	Bedroom	L1	13'9X9'4	Ensuite - Full	L1	8'X6'7
Bathroom - Full	L1	9'X4'2	Bathroom - Full	B	7'X6'6	Den / Office	L1	10'10X8'10
Laundry	L1	9'5X5'	Nook	L1	12'9X8'5	Deck	L1	41'X10'
Patio	B	30'X8'	Family Room	B	30'7X12'3	Bedroom	B	9'X8'3
Storage	B	10X10						

#### Finance/Tax

Native Res: <b>No</b> Title Held: <b>Freehold</b> Trades: Legal Dsc: <b>Lot 23, Plan KAP 50864, Section 18, Township 5, ODYD</b>	LR Owner: <b>No</b> Terms Sale: 	Taxes: <b>\$3,419.00</b> Court Sale: <b>No</b> Tax Yr: <b>2019</b>
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#### Remarks

**Dtl Loc: Silver Star Rd, left on Foothills Place**  
**Pub Rmks: Ideal for Empty Nester, Retiree, Small Fmly or 1st Time Buyer. Located on a dead-end street in highly sought after Foothills neighbourhood this home shows immense Pride of Ownership!! This Level entry Ranchers main living is ideally set up w/ Master , Ensuite & Walk-in closet, 2nd Bedroom, Den/Office, Main Bathrm, Laundry w/ sink bootrm area off the immaculate double Garage. The Kitchen, Dining & expansive Living room lead to sweeping Panoramic views of the Vally, mountains, city lights and both Kalamalka& Okanagan Lakes beyond. The bright & beautiful walkout Basement is completely remodelled with large Family rm, Bathroom, Bedroom and separate entrance. Easily suited for in-law or mortgage helper!! There is also a large clean & dry crawl pace with a ton of storage. The private backyard is xeriscaped for easy & convenience with a storage shed under the deck. There is RV/boat parking & upgrades include new HWT, BI Vac Canister, stove, dishwasher & washer & dryer. Don't Miss Out!!**









Information Deemed Reliable But Cannot Be Guaranteed.