

## Residential Client Full w/photos

**#207 3802 25 Avenue, Vernon, V1T 1P3**

MLS® #: **10207918**  
Zone: **North Okanagan**

Status: **Active**  
Sub Area: **VC - City of Vernon**

PID: **023-606-223**

Price: **\$209,900**  
ADOM: **56**



### General Information

Prop Type: **Strata** Year Built: **1996**  
Type Dwell: **Townhouse** Yr Blt Dsc: **Actual**  
Style/Story: **Two Storey** Shop/Den: **No/No**

### Layout

Beds: **2**  
Full Baths: **1**  
Half Baths: **1**  
En Suite: **No Ens. Baths**  
Ttl Baths: **2**

### Finished Floor Area

Main: **440**  
Above Main: **440**  
Below Main:  
Basement:  
Total: **880**

### Lot Information

Frontage:  
Depth:  
Irregular: **No**  
Acres: **0.5**  
Wtr Frnt:  
Wtr Infl:  
View:

### Parking

Prk Cov:  
Prk Uncov: **1** RV Park: **No**  
Prk Spcs: Add Prk: **Yes**  
Grg Opt: Carport:  
Grg Dsc:

### Features

Rentals: <b>Yes</b>	B&B: <b>No</b>	Pets: <b>W/RE</b>
Fireplace: <b>1, Gas, Conventional</b>	Bsmt:	
Construct: <b>Frame - Wood</b>	Roof: <b>Asphalt/Fibreglass Shingles</b>	
Foundation: <b>Concrete</b>	Suites Dsc:	
Exterior Fin: <b>Vinyl</b>	Heat/Cool: <b>Electric Baseboards</b>	
Water: <b>Municipal</b>	Fuel: <b>Electricity</b>	
Fencing:	Outside Area:	
Pool Type:	Sewage: <b>Sewer</b>	
Itms Not Inc: <b>Tenants Belongings</b>		
Equip/Appl: <b>Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer</b>		
Flooring: <b>Carpeting/Wall-to-Wall, Laminated, Linoleum</b>		
Exterior Feat: <b>One Balcony</b>		
Interior Feat: <b>Drywall, Smoke Detector(s)</b>		
Site Infl: <b>Central Location, Easy Access, High Speed Internet, Landscaped, Public Transit Nearby, Shopping Nearby</b>		

### Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
<b>Living Room</b>	<b>L1</b>	<b>15'6X10'4</b>	<b>Dining Room</b>	<b>L1</b>	<b>9'X8'3</b>	<b>Kitchen</b>	<b>L1</b>	<b>8'4X8'5</b>
<b>Master Bedroom</b>	<b>L2</b>	<b>10'9X10'3</b>	<b>Bedroom</b>	<b>L2</b>	<b>10'X10'</b>	<b>Bathroom - Full</b>	<b>L2</b>	<b>5'1X10'</b>
<b>Bathroom - Half</b>	<b>L1</b>	<b>3'X6'</b>	<b>Deck</b>	<b>L1</b>	<b>4'X16'</b>	<b>Storage</b>	<b>L1</b>	

### Finance/Tax

Native Res: <b>No</b>	LR Owner: <b>No</b>	Taxes: <b>\$1,113.00</b>	Tax Yr: <b>2019</b>
Title Held: <b>Freehold</b>	Terms Sale:	Court Sale: <b>No</b>	
Trades:			
Legal Dsc: <b>Strata Lot 11, District Lot 71, ODYD, Strata Plan KAS1832</b>			

### Strata

Complex: <b>Hazelwood</b>	Laundry: <b>In Unit</b>	Units in Prj: <b>12</b>
Gated: <b>No</b>	By Laws:	Units in Bld: <b>12</b>
Age Restr:	Rent Allow: <b>Yes</b>	Stry in Bld: <b>3</b>
Strata Fees: <b>\$280.00</b>	Storage Type: <b>LCP - Limited Common Property</b>	Stry in Unit: <b>2</b>
Parking Type: <b>LCP - Limited Common Property</b>		
Fee Incl: <b>Contingency Reserve, Insurance, Landscaping, Management, Sewer, Snow Removal, Trash Removal, Water</b>		
Amenities: <b>BBQ Allowed</b>		

### Remarks

Dtl Loc: **25th Ave toward Okanagan Lake on your left hand side**  
Pub Rmks: **Ideal for the 1st time Buyer, young couple or Investor with no rental restrictions this well cared for complex is ideal located close to town, shopping, schools, parks etc. This 2 storey unit updated with newer counter tops, backsplash, appliances and appliances, is located on the sunny and quiet south/back side of the complex away from road noise. New laminate floor extends throughout the main level Kitchen, Living and Dining rooms. Upstairs you'll find 2 large bedrooms, full 4 piece bathroom and in-unit laundry for your convince. Enjoy bbq's on your sundeck or relaxing in the sun. There is even a private and secure storage locker included. Pets are allowed and quick possession is possible.**









Information Deemed Reliable But Cannot Be Guaranteed.