

## Residential Full

**6519 Sherburn Road, Peachland, V0H 1X0**

MLS® #: **10176513**  
 Zone: **Central Okanagan**

Status: **Active**  
 Sub Area: **PE - Peachland**

PID: **002-859-980**

Price: **\$799,000**  
 Orig Price: **\$799,000**  
 ADOM: **5**



General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story: **Rancher w/ Bsmnt**

Year Built: **1993**  
 Yr Blt Dsc: **Approximate**  
 Shop/Den: **Yes/Yes**

Layout

Beds: **3**  
 Full Baths: **2**  
 Half Baths: **1**  
 En Suite: **2-PCE**  
 Ttl Baths: **3**

Finished Floor Area

Main: **1746**  
 Above Main:  
 Below Main: **1660**  
 Basement:  
 Total: **3406**

Lot Information

Frontage: **85**  
 Depth: **124**  
 Irregular: **Yes**  
 Acres: **0.236**  
 Wtr Frmt:  
 Wtr Infl: **Waterfront Nearby**  
 View: **View, Lake View, Mountain View**

Parking

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

Listing Information

List Date: <b>02/27/2019</b>	Hold Date:	<b>02/27/2019</b>	Cnd Type:	Last Mod: <b>02/27/2019</b>
Exp Date:	Act Date:		Cnd Date:	Sbj Rmv:
Permit Pub: <b>Yes</b>	P MLS.CA:	<b>Yes</b>	Incl MLS.CA: <b>Yes</b>	Incl Addrs: <b>Yes</b>
X List F #:	X List C #:		Link List#:	Intr MLS#:
TC Length:				
World Property:				

Features

Wood Stove:	ByLaws Avl:	Handicap Eq: <b>No</b>	Gated:
Rentals: <b>Yes</b>		B&B: <b>No</b>	Pets: <b>Yes</b>
Fireplace: <b>2, Gas, Decorative</b>		Bsmnt: <b>Full/Separate Entrance, Walkout/ Fully Finished</b>	
Construct: <b>Frame - Wood</b>		Roof: <b>Asphalt/Fibreglass Shingles</b>	
Foundation: <b>Concrete</b>		Suites Dsc:	
Exterior Fin: <b>Stucco</b>		Heat/Cool: <b>Central Air, Forced Air</b>	
Water: <b>Municipal</b>		Fuel: <b>Natural Gas</b>	
Pool Type:		Sewage: <b>Sewer</b>	
Flooring: <b>Carpeting/Wall-to-Wall, Ceramic Tile, Linoleum</b>			
Structures: <b>Deck, Shed</b>			
Exterior Feat: <b>Enclosed Balcony, Garden, Two Balconies, Underground Sprinkler</b>			
Interior Feat: <b>Drywall, Island, Skylights, Vacuum Built-In</b>			

Rooms

Room	↳ Dimensions	Room	↳ Dimensions	Room	↳ Dimensions
<b>Kitchen</b>	<b>L1 16'5X12</b>	<b>Dining Room</b>	<b>L1 13'9X8'4</b>	<b>Living Room</b>	<b>L1 27'6X16'9</b>
<b>Laundry</b>	<b>L1 9'6X10'1</b>	<b>Master Bedroom</b>	<b>L1 17'8X13'4</b>	<b>Ensuite - Half</b>	<b>L1 6'X5'7"</b>
<b>Bedroom</b>	<b>L1 10'X11'3</b>	<b>Bathroom - Full</b>	<b>L1 8'7X6'3</b>	<b>Rec Room</b>	<b>L2 27'1X19'9</b>
<b>Games Room</b>	<b>L2 14'8X19'4</b>	<b>Den / Office</b>	<b>L2 9'3X10'6</b>	<b>Bedroom</b>	<b>L2 12'5"X16'6"</b>
<b>Bathroom - Full</b>	<b>L2 6'4"X8'</b>	<b>Media Room</b>	<b>L2 11'8"X14'7"</b>	<b>Cold Room</b>	<b>L2 5'X4'2</b>

Title

Title Held: <b>Freehold</b>	Terms Sale:	Court Sale: <b>No</b>	Fract Int:
Assign Cont: <b>No</b>	Poss:	Cont Dsc:	
Trades (Y/N):	Trades Desc:	Title Form: <b>Conventional</b>	

Legal/Tax

Native Res: <b>No</b>	Survey: <b>Yes</b>	Levies: <b>No Levies</b>	Stat Tax:
LR Owner: <b>No</b>	Spc Imprv:	Imprv:	Taxes: <b>\$3,946.36</b>
Sell Discse:	Fin Stmtns:	Occupied By: <b>Seller</b>	Tax Yr: <b>2018</b>
Re-Zone:	Zone Code: <b>R1</b>	Lnd Asmnt:	Ttl Asmnt:
Zone Typ:		Zone STyp:	
Non-Fin Enc:			
Seller Nm: <b>Babcock</b>		Phone:	
Legal Dsc: <b>Plan 27960 DL 221 Lot 31 ODYD</b>			

Office Information

List Brk: <b>Coldwell Banker Horizon Realty</b>	Phone: <b>250-767-2744</b>
List Rep: <b>Larry Guilbault</b>	Phone: <b>250-826-2047</b>
Comm: <b>3% of the first \$100,000 and 1.5% of the balance</b>	

Remarks

**Dtl Loc: Hwy 97 to Renfrew Road to Sherburn Road**

**Pub Rmks: Spectacular 180 degree lakeview in this spacious rancher with fully developed basement located in the prestigious neighborhood in Peachland. Incredible sunroom overlooking the lake truly makes this a sought after lifestyle. This home has a perfectly designed open concept , granite countertops, spacious rec room, two decks, beautifully landscaped yard, and double garage.**

**Rep Rmks: Spectacular 180 degree lakeview in this spacious rancher with fully basement located in the prestigious neighborhood in Peachland. Incredible sunroom overlooking the lake truly makes this a sought after lifestyle. This home has a perfectly designed open concept , granite countertops, spacious rec room, two decks, beautifully landscaped yard, and double garage.**

**Int Rmks: Spectacular 180 degree lakeview in this spacious rancher with fully basement located in the prestigious neighborhood in Peachland. Incredible sunroom overlooking the lake truly makes this a sought after lifestyle. This home has a perfectly designed open concept , granite countertops, hardwood floors, two gas fireplaces, water on demand, vaulted ceiling, spacious rec room, two decks, beautifully landscaped yard, and double garage. This home**

**has it all, view it today by calling Larry Guilbault at Coldwell Banker Horizon Realty 250-826-2047. NO SPECULATION  
TAX IN PEACHLAND.**

Show Inst:

**Call REALTOR®, Lock Box, TouchBase**

A Shw Inst:

**Larry Guilbault- Coldwell Banker Horizon Realty 250-826-2047**

**[For critical issues please contact dataintegrity@omreb.com](mailto:dataintegrity@omreb.com)**

Information Deemed Reliable But Cannot Be Guaranteed.