

Residential Client Full

5181 Morrison Crescent, Peachland, V0H 1X2 Price: **\$579,000**
 MLS® #: **10168885** Status: **Active** PID: **017-521-114** ADOM: **169**
 Zone: **Central Okanagan** Sub Area: **PE - Peachland**



General Information

Prop Type: **Single Family Residential** Year Built: **1992**
 Type Dwell: **Single Family** Yr Blt Dsc: **Actual**
 Style/Story: **Rancher** Shop/Den: **-/No**

Layout

Beds: **3**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **4-PCE**
 Ttl Baths: **2**

Finished Floor Area

Main: **1600**
 Above Main:
 Below Main:
 Basement:
 Total: **1600**

Lot Information

Frontage: **124**
 Depth: **100**
 Irregular:
 Acres: **0.28**
 Wtr Frnt:
 Wtr Infl:
 View: **Mountain View**

Parking

Prk Cov: **2** RV Park: **Yes**
 Prk Uncov: **4** Add Prk:
 Prk Spcs: Carport:
 Grg Opt: **Double**
 Grg Dsc: **Attached**

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 1, Gas, Conventional	Bsmt: Crawl	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Stucco	Heat/Cool: Central Air, Forced Air	
Water: Municipal	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Septic	
Equip/Appl: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings		
Flooring: Hardwood, Tile		
Exterior Feat: Garden, Underground Sprinkler		
Interior Feat: Skylights, Vacuum Built-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>
Living Room	L1	23'9X14'4	Kitchen	L1	11'9X10	Dining Room	L1	11'7X15'8
Bathroom - Full	L1	4'9X10'1	Master Bedroom	L1	15'6X12'3	Bedroom	L1	11'5X9'9
Bedroom	L1	8'2X10'7	Ensuite - Full	L1	10X4'9			

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$3,060.35** Tax Yr: **2018**
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **District Plan KAP 46080 DL 449 Lot 1 ODYD** Court Sale: **No**

Remarks

Dtl Loc: **Hwy 97 to Trepanier Bench Road to Morrison Crescent**
 Pub Rmks: **One level Rancher located on a corner lot, 3 bedroom 2 bath, open concept, hardwood floors, bright, double garage, RV parking, flat lot, room for a garden, and attractive back yard. Located in the Morrison area, and a must see. For a private tour of this excellent rancher, call Larry Guilbault at Coldwell Banker 250-826-2047. NO SPECULATION TAX IN PEACHLAND.**

Information Deemed Reliable But Cannot Be Guaranteed.