

## Residential Client Full

**#9 4835 Paradise Valley Drive, Peachland, V0H 1X3**

MLS® #: **10162239**  
 Zone: **Central Okanagan**

Status: **Active**      PID: **026-749-351**  
 Sub Area: **PE - Peachland**

Price: **\$169,900**  
 ADOM: **268**



General Information

Prop Type: **Recreation**      Year Built: **2012**  
 Type Dwell: **Recreational - With Improvements**      Yr Blt Dsc: **Approximate**  
 Style/Story: **Cottage/Cabin**      Shop/Den: **-/No**

Layout

Beds: **2**  
 Full Baths: **1**  
 Half Baths: **0**  
 En Suite: **No Ens. Baths**  
 Ttl Baths: **1**

Finished Floor Area

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

Lot Information

Frontage:  
 Depth:  
 Irregular:  
 Acres:  
 Wtr Fmt:  
 Wtr Infl:  
 View:

Parking

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

**Mountain View**

Features

Rentals: <b>Yes</b>	B&B: <b>No</b>	Pets: <b>Yes</b>
Fireplace:	Bsmt:	
Construct:	Roof:	
Foundation:	Suites Dsc:	
Exterior Fin:	Heat/Cool: <b>A/C Wall Unit(s), Forced Air</b>	
Water: <b>Co-operative</b>	Fuel: <b>Natural Gas</b>	
Fencing:	Outside Area:	
Pool Type:	Sewage: <b>Septic</b>	
Equip/Appl: <b>Dryer, Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings</b>		

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>
<b>Living Room</b>	<b>L1 11X8</b>	<b>Kitchen</b>	<b>L1 9X11</b>	<b>Master Bedroom</b>	<b>L1 9'5X8'5</b>
<b>Bathroom - Full</b>	<b>L1 10X4'7</b>	<b>Bedroom</b>	<b>L1 6'8X6</b>		
			Finance/Tax		

Native Res: <b>No</b>	LR Owner: <b>No</b>	Taxes: <b>\$625.00</b>	Tax Yr: <b>2018</b>
Title Held: <b>Freehold</b>	Terms Sale:	Court Sale: <b>No</b>	
Trades:			
Legal Dsc: <b>Plan KAP81460 DL 1380 Lot 7, ODYD as to an undivided 1/41 interest</b>			

Manufactured

Park Name:	MH Make: <b>Cavco</b>		
Pad Num: <b>9</b>	MH Model: <b>Is-10-REV</b>		
Pad Rental: <b>129.00</b>	MH Reg #: <b>0000</b>	MH Wdth: <b>11</b>	
Elect Lbl #: <b>Z241</b>	MH Lngth: <b>40</b>		

Utilities

Cable TV:	Power:	Phone:	Hookup:
Gas:	Sewer:	Water:	

Remarks

Dtl Loc: **Hwy 97 to Hwy 97C (connector) to Trepanier Bench Road to Paradise Valley Road, or thru Peachland, by Hwy 97 to Trepanier Bench Road**

Pub Rmks: **Spend the summers in this recreational get away, cozy cool cottage at Paradise Valley. Relax in the resort type atmosphere with outdoor pool, while being one with nature. Enjoy peaceful living, Low strata fees at 129 per month, ( NO PAD RENTAL) , cable package a extra \$10 per month. This is cheap recreational living, gas furnace with AC, and the cottage cabin, spacious and very comfortable. Unit comes partially furnished and ready to go. Ideal location across from the outdoor pool. Rentals (no restrictions) and pet friendly. For a tour of this property, call Larry 250-826-2047.**

Information Deemed Reliable But Cannot Be Guaranteed.