

Residential Client Full

3919 Trepanier Heights Avenue, Peachland, V0H 1X2

MLS® #: **10179531**
 Zone: **Central Okanagan**

Status: **Active** PID: **001-591-100**
 Sub Area: **PE - Peachland**

Price: **\$707,777**
 ADOM: **0**

New Listing!



General Information

Prop Type: **Single Family Residential** Year Built: **1977**
 Type Dwell: **Single Family** Yr Blt Dsc: **Actual**
 Style/Story: **Rancher w/Bsmnt** Shop/Den: **-/No**

Layout

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

Finished Floor Area

Main: **1700**
 Above Main:
 Below Main: **1475**
 Basement:
 Total: **3175**

Lot Information

Frontage: **125**
 Depth: **147**
 Irregular: **Yes**
 Acres: **0.3**
 Wtr Frnt:
 Wtr Infl:

Parking

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

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

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 1, Gas, Conventional	Bsmt: Full/Separate Entrance, Walkout/Partially Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Cedar	Heat/Cool: Central Air, Forced Air, Heat Pump	
Water: Municipal	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Flooring: Hardwood, Linoleum		
Structures: Covered Deck, Deck, Dog Run - Fenced In, Sun Deck		
Exterior Feat: Enclosed Balcony, Garden, Two Balconies, Underground Sprinkler		
Interior Feat: Drywall, Smoke Detector(s)		

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	24X15'3	Kitchen	L1	23X9'11	Dining Room	L1	17'8X15'4
Foyer	L1	9'5X4'11	Master Bedroom	L1	11'9X15'3	Ensuite - Full	L1	9'9X6'5
Bathroom - Full	L1	6'11X7'5	Bedroom	L1	10'10X15'6	Bathroom - Full	L1	6'11X7'5
Sunroom	L1	10'5X10'1	Family Room	B	20X14'7	Rec Room	B	16X15'3
Bedroom	B	14'3X11'6	Bathroom - Full	B	14'7X5	Laundry	B	9'7"X9'6
Storage	B	8'9X10'1	Storage	B	8'9X9'6"			

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$4,042.31** Tax Yr: **2018**
 Title Held: **Freehold** Terms Sale:
 Trades:
 Legal Dsc: **Plan 26881 DL 1174 Lot 33 ODYD** Court Sale: **No**

Remarks

Dtl Loc: **Hwy 97 to Trepanier Bench Road to Dryden to Trepanier Heights Avenue**
 Pub Rmks: **Exceptional Lakeview- 3 bedroom 4 bathroom open concept rancher with basement. Fully renovated, enclosed sunroom, newer roof, furnace, wood burning fireplace, renovated kitchen, it truly makes this home a remarkable living space. Lower level has separate entrance and could be easily suited (needs kitchen). For Sale below assessed value (\$719k) Tenants (will stay for investment type property) need 24 hours notice for all showing.**

Information Deemed Reliable But Cannot Be Guaranteed.