

Residential Client Full

6736 Foothills Drive, Vernon, V1B 2Y2 Price: \$759,000
 MLS® #: 10152133 Status: Active PID: 003-818-241 ADOM: 20
 Zone: North Okanagan Sub Area: FH - Foothills

Price Reduced



General Information

Prop Type: Single Family Residential Year Built: 1994
 Type Dwell: Single Family Yr Blt Dsc: Actual
 Style/Story: One Storey Shop/Den: No/Yes

Layout

Beds: 4
 Full Baths: 3
 Half Baths: 0
 En Suite: 5-PCE
 Ttl Baths: 3

Finished Floor Area

Main: 1382
 Above Main:
 Below Main: 1888
 Basement:
 Total: 3270

Lot Information

Frontage: 57
 Depth: 118
 Irregular: Yes
 Acres: 0.17
 Wtr Frnt:
 Wtr Infl:

Parking

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

View: View, Lake View, Mountain View, City View, Valley View

Features

Rentals: With Restrictions	B&B: No	Pets: Yes
Fireplace: 2, Gas, Decorative	Bsmt: Full/Walkout/Fully Finished	
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: Inground Pool	Sewage: Sewer	
Pool Feat: Pool Equipment, Kidney Shaped		
Flooring: Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood, Laminate		
Structures: Deck, Patio(s), Shed		
Exterior Feat: Fenced Yard, One Balcony, Private Yard, Underground Sprinkler		
Interior Feat: Drywall, Island, Security System, Smoke Detector(s), 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	12'4"X14'2"	Dining Room	L2	9'10"X12'4"	Kitchen	L1	12'X13'
Family Room	L1	11'6"X12'9"	Master Bedroom	L1	13'7"X14'	Bedroom	L1	10'X10'6"
Bedroom	B	11'7"X11'5"	Sewing Room	B	11'6"X7'5"	Ensuite - Full	L1	8'6"X11
Bathroom - Full	L1	5'X10'3"	Bathroom - Full	B	6'8"X8'8"	Den / Office	B	9'2"X10'5"
Laundry	B	6'8"X11'6"	Storage	B	8X9'6	Entry	L1	9'4"X11'3"
Rec Room	B	15X16'5"	Deck	L1	25'3X12	Patio	B	28X14
Family Room	B	12'4"X18'9	Bedroom	B	10'6X14'4	Games Room	B	10X13'6
Media Room	B	9'2X21	Pool	B	14X28			

Finance/Tax

Native Res: No	LR Owner: No	Taxes: \$3,741.00	Tax Yr: 2017
Title Held: Freehold	Terms Sale:	Court Sale: No	
Trades:			
Legal Dsc: Lot 19 Sec 13 Twnp 8 ODYD Plan 36571			

Remarks

Dtl Loc: Silver Star Road to Foothills Drive. Home on LHS
Pub Rmks: Are you Looking for Stunning Views, Well Built and Thoughtfully Planned, Rancher Style Home with Walk Out Basement that takes you into a Private Yard with Salt Water Pool? Enjoy the Amazing Sunsets as you Relax on your back Patio with nothing but a Park below you. This well cared for home boasts just over 3200 square feet. High Cathedral Foye leads into an Open Concept Living Room and Dining and then Professional Kitchen with Granite and Stainless Steele appliances, and Family Room. Bedrooms on the other end include a Master with Shutter Windows to take in the View and spacious 5 Piece En-Suite with double sinks, granite, soaker tub and full shower. Lower Level has Two Complete Bedrooms with a options for Three, Huge Rec Room with Gas FP and Custom Milled Cabinetry, Full Size Theater complete with Projector and Recessed Lighting, Laundry and Storage Galore! The Yard is Zero Scaped allowing you to enjoy the hot tub and 14 x 28 pool. Way too many features to list ! A MUST SEE.

Information Deemed Reliable But Cannot Be Guaranteed.