

Residential Client Full w/photos

#14 6600 Okanagan Avenue, Vernon, V1H 1M2

MLS® #: **10225670**
 Zone: **North Okanagan**

Status: **Active** PID: **028-135-750**
 Sub Area: **OL - Okanagan Landing**

Price: **\$489,000**
 ADOM: **10**



General Information

Prop Type: **Strata** Year Built: **2009**
 Type Dwell: **Townhouse** Yr Blt Dsc: **Actual**
 Style/Story: **Grade Level Entry** Shop/Den: **-/No**

Layout

Beds: **3** Finished Floor Area
 Full Baths: **2** Main: **1035**
 Half Baths: **1** Above Main: **959**
 En Suite: **4-PCE** Below Main:
 Ttl Baths: **3** Basement:
 Total: **1994**

Lot Information

Frontage: Parking
 Depth: Prk Cov: RV Park:
 Irregular: Prk Uncov: Add Prk: **Yes**
 Acres: Prk Spcs: Carport:
 Wtr Frnt: Grg Opt: **Double**
 Wtr Infl: Grg Dsc: **Attached**
 View:

Features

Rentals: Yes	B&B: No	Pets: W/RE
Fireplace: Gas, Conventional	Bsmt:	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Stucco	Heat/Cool: Forced Air	
Water: Municipal	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Equip/Appl: Dishwasher, Dryer, Oven Built-In, Refrigerator, Washer		
Flooring: Ceramic Tile, Hardwood, Partial Carpet, Tile		
Interior Feat: Fire Sprinkler System, Island, Smoke Detector(s), Vacuum Roughed In		

Rooms

<u>Room</u>	<u>└</u> <u>Dimensions</u>	<u>Room</u>	<u>└</u> <u>Dimensions</u>	<u>Room</u>	<u>└</u> <u>Dimensions</u>
Living Room	L1 20'8"X15	Dining Room	L1 8X7	Kitchen	L1 12X10
Master Bedroom	L1 12X11'9"	Ensuite - Full	L1 7'11"X5'10"	Bathroom - Half	L1 6'11"X3'3"
Laundry	L1 3X5	Foyer	L1 8X7'10"	Family Room	L2 17'7"X13'3"
Loft	L2 18X8	Bedroom	L2 14X11	Bedroom	L2 14X12
Bathroom - Full	L2 7'10"X9'3"				

Finance/Tax

Native Res: No	LR Owner: No	Taxes: \$1,289.53	Tax Yr: 2020
Title Held: Freehold	Terms Sale:	Court Sale: No	
Trades:			
Legal Dsc: STRATA LOT14 DISTRICT LOT 62 ODYD STRATA PLAN KAS3760 TOGETHER WITH AN			

Strata

Complex: The Oaks	Laundry: In Unit	Units in Prj: 46
Gated: No	By Laws:	Units in Bld: 4
Age Restr:	Rent Allow: Yes	Stry in Bld: 2
Strata Fees: \$295.87	Storage Type:	Stry in Unt: 2
Parking Type: Part of Strata Lot		
Fee Incl:		
Amenities:		

Remarks

Dtl Loc: **Okanagan Ave, Look for the Sign. Unit is located at the Top of the Development**
 Pub Rmks: **Welcome to the Oaks, Vernon's Unique Townhouse Development. Main Level Living with Timeless Design and Unique Features like 18ft Ceilings, Custom Cabinets, Quartz Countertops throughout, Master Suite on the main level with En-Suite, Spacious Family Room upstairs with Bonus Loft area, Two Additional Bedrooms and Bath you will have all the space you could possibly want. Uncompromising Quality and Attention to Detail shows in every room, Gas BBQ hook-up off your back Patio, perfect to stay cool on a Warm Summer Day, Private Yard, True Double Garage the list goes on. This Home is a Must See and Complementary to the Okanagan Lifestyle, with everything at your doorstep including the Yacht Club, Parks, Pickle Ball Courts and Golf Courses. Welcome Home!**







Information Deemed Reliable But Cannot Be Guaranteed.