



The HEIDI LUSSI Real Estate Team

RE/MAX Vernon
Your North Okanagan Realtors

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Heidi Lussi

Client Full

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#5 8800 Adventure Bay Road, Vernon, V1H 1E6

MLS® #: 10021304

Status: Active

PID: 002-760-215

Price: \$299,500

ADOM: 234

Zone: North Okanagan

Sub-Area: AB - Adventure Bay



General Information

Prop Type: Strata

Type Dwell: Townhouse

Style/Story: Two Storey

Year Built: 1965

Yr Blt Dsc: Approximate

Grg Opt:

Grg Dsc:

Carport:

Shop: No

Layout

Beds: 1

Full Baths: 1

Half Baths: 0

Ttl Baths: 1

Finished Floor Area

Main: 404

Above Main: 685

Below Main:

Basement:

Total: 1089

Lot Information

Frontage:

Depth:

Irregular: No

Acres:

Wtr Infl: Lakeshore

View: Lake View

Parking

Prk Cov:

Prk Uncov: 1

Add Prk: Yes

RV Park: No

Features

Rentals: With Restrictions

Fireplace:

Construct: Frame - Wood

Foundation: Concrete

Exterior Fin: Wood Siding

Water: Private Utility

Pool Type:

Equip/Appl: Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings

Flooring: Carpeting/Wall-to-Wall, Linoleum

Structures: Deck, Shed

Interior Feat: Vacuum Built-In

Site Infl: Landscaped

B&B: No

Pets: W/RE

Bsmt:

Roof: Torch on Roof

Suites Dsc:

Heat/Cool: A/C Wall Units, Electric Baseboards

Fuel: Electricity

Sewage: Septic

Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Living Room	14'10X15'9	L1	Kitchen	8X8'4	L1	Family Room	10'X15'9	L2
Master Bedroom	9'7X15'9	L2	Laundry	9'7X6'7	L2	Deck	7'6X16'2	L1
Foyer	8'4X6'9	L1	Bathroom - Full	9'7X6'7	L2	Other	9'9X12'1	L2
Living Room	14'10X15'9	L1	Kitchen	8X8'4	L1			

Finance/Tax

Native Res: No

LR Owner: No

Taxes: \$1,728.00

Tax Yr: 2010

Title Held: Freehold

Terms Sale: Cash

Court Sale: No

Trades:

Legal Dsc: Strata lot 5 DL 298 ODYD Strata Plan K42

Strata

Complex: Adventure Bay Condos

Gated: No

Approv: No

Laundry: In Unit

Units in Prj: 12

Age Restr: No

Stalls:

By Laws Av:

Units in Bld: 12

Strata Fees: \$277.14

Type: CP - Assigned by Strata

Rent Allow: With Restrictions

Stry in Bld: 1

Fee Incl:

Amenities:

Stry in Unt: 2

Utilities

Cable TV:

Power:

Phone:

Hookup:

Gas:

Sewer:

Water:

Remarks

Dtl Loc: Adventure Bay Road off of Tronson



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Pub Rmks: **Well maintained 1 bedroom unit features lovely deck with a tremendous Okanagan Lake view and stairs leading down to 700' of common lakeshore. Includes in-unit laundry and 5 appliances & dishes. Furniture package also available.**