



# The HEIDI LUSSI Real Estate Team

RE/MAX Vernon  
Your North Okanagan Realtors

Office: 250-503-3487  
Fax: 250-503-3999  
heidi@heidilussi.com  
www.HeidiLussi.com

Heidi Lussi

Client Full

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**2001 Apex Court, Vernon, V1B 3Z4**

MLS® #: **9228060**

Zone: **North Okanagan**

Status: **Active**

Sub-Area: **FH - Foothills**

PID: **025-873-466**

Price: **\$185,000**

ADOM: **446**



### General Information

Prop Type: **Lots and Acreages**

Type Dwell: **Lot**

Style/Story:

Year Built: **0**

Yr Blt Dsc: **Not Applicable**

Grg Opt:

Grg Dsc:

Carport:

Shop: **No**

### Layout

Beds:

Full Baths:

Half Baths:

Ttl Baths:

### Finished Floor Area

Main: **0**

Above Main:

Below Main:

Basement:

Total: **0**

### Lot Information

Frontage: **47.00**

Depth: **190.00**

Irregular: **Yes**

Acres: **0.27**

Wtr Infl:

View: **City View**

### Parking

Prk Cov:

Prk Uncov:

Add Prk: **No**

RV Park: **No**

Rentals: **Not Applicable**

Fireplace:

Construct:

Foundation:

Exterior Fin:

Water: **Municipal**

Pool Type:

Site Infl: **Central Location, Cul-De-Sac**

### Features

B&B: **No**

Bsmt:

Roof:

Suites Dsc:

Heat/Cool:

Fuel:

Sewage: **Sewer**

Pets: **N/A**

### Finance/Tax

Native Res: **No**

Title Held: **Freehold**

Trades:

Legal Dsc: **Lot 16 Sct 18 Twp 5 O.D.Y.D. Plan KAP75044 Except Plan KAP78721**

LR Owner: **No**

Terms Sale: **cash or cash t**

Taxes: **\$924.00**

Court Sale: **No**

Tax Yr: **2010**

### Lots And Acreages

Roads: **Paved**

Access: **Public Road**

Pros Discl: **Subsequent Sale -- Not Avail**

# Parcels: **1**

# Titles: **1**

Ar Cleared:

Ar Cultivat:

Ar Treed:

Ar Cover:

Tree Rmv: **No**

Restrict:

### Utilities

Cable TV: **Available**

Gas: **At Lot Line**

Power: **At Lot Line**

Sewer: **At Lot Line**

Phone: **At Lot Line**

Water: **At Lot Line**

Hookup:

### Remarks

Pub Rmks: **Offering Lot only for \$ 195,000 incl. HST or attractive Lot + House package for \$569,000 + HST. Hurry and build now! Fabulous area close to Silver Star Mountain or all of Vernon's Shopping, Schools and all amenities.**



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**2001 Apex Court, Vernon, V1B 3Z4**

MLS® #: 10026147

Zone: North Okanagan

Status: Active

Sub-Area: FH - Foothills

PID: 025-873-466

Price: \$519,000

ADOM: 3

### General Information

Prop Type: **Single Family**

**Residential**

Type Dwell: **Single Family**

Style/Story: **Rancher w/ Bsmt**

Year Built: **2011**

Yr Blt Dsc: **To Be Built**

Grg Opt: **Double**

Grg Dsc: **Attached**

Carport:

Shop: **No**

### Layout

Beds: **1**

Full Baths: **1**

Half Baths: **1**

Ttl Baths: **2**

### Finished Floor Area

Main: **1602**

Above Main:

Below Main:

Basement:

Total: **1602**

### Lot Information

Frontage: **47.00**

Depth: **190.00**

Irregular: **Yes**

Acres: **0.27**

Wtr Infl:

View: **Lake View, Mountain View, City View**

### Parking

Prk Cov: **2**

Prk Uncov: **2**

Add Prk: **Yes**

RV Park: **No**



Rentals: **Not Applicable**

Fireplace: **1, Gas, Conventional**

Construct: **Frame - Wood**

Foundation: **Concrete**

Exterior Fin: **Other (See Remarks)**

Water: **Municipal**

Pool Type:

Flooring: **Carpeting/Wall-to-Wall, Hardwood, Tile**

Structures: **Deck**

Site Infl: **Central Location, Cul-De-Sac, Easy Access, Quiet Area, Schools Nearby, Ski Area Nearby**

### Features

B&B: **No**

Pets: **N/A**

Bsmt: **Full/Separate Entrance/Unfinished**

Roof: **Asphalt/Fibreglass Shingles**

Suites Dsc:

Heat/Cool:

Fuel:

Sewage: **Sewer**

### Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Living Room	15X16	L1	Dining Room	12'8X10	L1	Kitchen	12X10	L1
Master Bedroom	13'6X12	L1	Ensuite - Full		L1	Den / Office	11X10'9	L1
Bathroom - Half		L1	Garage	23X22	L1	Laundry		L1

### Finance/Tax

Native Res: **No**

LR Owner: **No**

Taxes: **\$924.00**

Tax Yr: **2010**

Title Held: **Freehold**

Terms Sale: **Cash**

Court Sale: **No**

Trades:

Legal Dsc: **Lot 16 Sec 18 Twp 5 ODYD Plan KAP75044**

### Utilities

Cable TV:

Power:

Phone:

Hookup:

Gas:

Sewer:

Water:

### Remarks

Pub Rmks: **Brand new DyCor quality built home. This level entry home with unfinished walk-out basement will be built with style, elegance and comfort in mind on over 1/4 acre lot. Price is for mian level finishing only.**