



# 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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## 300 Evergreen Way Vernon V1H 2B8

MLS® #: 9227242

Division: North Okanagan

Status: Active

Sub-Area: ON - Okanagan North

PID: 005-250-846

Price: \$249,000

ADOM: 575



### General Information

Prop Type: Single Family

Type Dwell: Residential

Type Dwell: Single Family w/Acreage

Style/Story: Cottage/Cabin

Year Built: 1998

Yr Blt Dsc: Actual

Grg Opt:

Grg Dsc:

Carport:

Shop: No

### Layout

Beds: 2

Full Baths: 2

Half Baths: 0

Ttl Baths: 2

### Finished Floor Area

Main: 636

Above Main:

Below Main: 343

Basement:

Total: 979

### Lot Information

Frontage: 53.00

Depth: 300.00

Irregular: Yes

Acres: 2.49

Wtr Infl:

View:

### Parking

Prk Cov:

Prk Uncov: 4

Add Prk: Yes

RV Park: Yes

### Features

Rentals: Not Applicable

Fireplace: Wood, Conventional

Construct: Prefab

Foundation: Concrete

Exterior Fin:

Water: Private Utility

Pool Type:

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

Flooring: Carpeting/Wall-to-Wall, Tile

Structures: Deck

Site Infl: Easy Access, No Thru Road, Park Setting, Private Setting, Quiet Area

B&B: No

Bsmt: Part/Fully Finished

Roof: Metal

Suites Dsc:

Heat/Cool: Other (See Remarks)

Fuel: Electricity

Sewage: Septic

Pets: N/A

### Rooms

| Room           | Level | Dimensions | Room            | Level | Dimensions | Room    | Level | Dimensions |
|----------------|-------|------------|-----------------|-------|------------|---------|-------|------------|
| Living Room    | L1    | 21X12'8    | Dining Room     | L1    | 10'10X11'4 | Kitchen | L1    | 7'4X11'4   |
| Family Room    | B     | 12'6X9'9   | Master Bedroom  | L1    | 6'9X6'5    | Bedroom | L2    | 6'9X6'5    |
| Ensuite - Full | L1    |            | Bathroom - Full |       |            | Deck    | L1    | 19X8       |
| Shed           |       | 13X8       |                 |       |            |         |       |            |

### Openhouses

| Type | Date       | Time            |
|------|------------|-----------------|
|      | 08/14/2011 | 1:00PM - 2:00PM |

### Description

Westshore Estate Sunday Open House Tour! This is one of 3 homes on tour. So come and view this wonderful family home on a spacious lot with tremendous views!!

### Finance/Tax

|             |                                 |             |      |             |            |         |      |
|-------------|---------------------------------|-------------|------|-------------|------------|---------|------|
| Native Res: | No                              | LR Owner:   | No   | Taxes:      | \$1,019.00 | Tax Yr: | 2010 |
| Title Held: | Freehold                        | Terms Sale: | Cash | Court Sale: | No         |         |      |
| Trades:     |                                 |             |      |             |            |         |      |
| Legal Dsc:  | Lot 198 DL 3688 ODYD Plan 26101 |             |      |             |            |         |      |

### Utilities

|           |        |        |         |
|-----------|--------|--------|---------|
| Cable TV: | Power: | Phone: | Hookup: |
| Gas:      | Sewer: | Water: |         |

### Remarks

Dtl Loc: Westside Rd to Westshore, to Mountain, to Evergreen  
Pub Rmks: 2.49 acres of privacy w/ crown land on 1 side. Located at the end of a no thru rd. 1998 Prefab 2bd + loft, 2 bath, fully furnished, cabin with newer addition and part basement. Lots of level areas & level driveway.