



The HEIDI LUSSI Real Estate Team

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Heidi Lussi

Client Full

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14387 Invercraig Place Coldstream V1B 4A6

MLS® #: 10038331

Division: North Okanagan

Status: **Preactive**

Sub-Area: **CS - Mun of Coldstream**

PID: 026-361-655

Price: **\$249,000**

DOM:



General Information

Prop Type: **Lots and Acreages**

Type Dwell: **Lot**

Style/Story:

Year Built:

Yr Blt Dsc:

Grg Opt:

Grg Dsc:

Carport:

Shop:

Layout

Beds:

Full Baths:

Half Baths:

Ttl Baths:

Finished Floor Area

Main:

Above Main:

Below Main:

Basement:

Total: **0**

Lot Information

Frontage: **40.00**

Depth: **125.00**

Irregular: **Yes**

Acres: **0.22**

Wtr Infl:

View: **Lake View, Mountain View**

Parking

Prk Cov:

Prk Uncov:

Add Prk:

RV Park:

Features

Rentals:
Fireplace:
Construct:
Foundation:
Exterior Fin:
Water: **Municipal**
Pool Type:
Site Infl: **Central Location, Cul-De-Sac, Easy Access, Park Nearby, Schools Nearby**

B&B:
Bsmt:
Roof:
Suites Dsc:
Heat/Cool:
Fuel:
Sewage: **Other (See Remarks)**

Pets:

Finance/Tax

Native Res: **No** LR Owner: **No**
Title Held: **Freehold** Terms Sale: **Cash**
Trades:
Legal Dsc: **Lot 8 DL 55 ODYD Plan KAP78534**

Taxes: **\$1,365.00** Tax Yr: **2011**
Court Sale: **No**

Lots And Acreages

Roads: **Paved** # Parcels: **1** Ar Cleared:
Access: **Public Road** # Titles: **1** Ar Cultivat:
Pros Discl: **Subsequent Sale -- Not Avail** Ar Treed:
Restrict: **Building Permit**

Utilities

Cable TV: **At Lot Line** Power: **At Lot Line** Phone: **At Lot Line** Hookup:
Gas: **At Lot Line** Sewer: **At Lot Line** Water: **At Lot Line**

Remarks

Dtl Loc: **Kidston Road to Invercraig Place - across from Kalamalka Provincial Park access.**
Pub Rmks: **0.22 acre lot w/ lovely views located in rare 20 lot subdivision next to Kal Lake Provincial park w/ beautiful beaches and trails. GST has been paid Suitable for rancher with w/o basement. Custom designed house plans available to any buyer.**