

## Residential Full

2563 Lakeshore Road, Vernon, V1H 1M9  
 MLS® #: 10138725 Status: Preactive PID: [024-983-586](#)  
 Zone: North Okanagan Sub Area: OL - Okanagan Landing

Price: \$679,000  
 Orig Price:  
 DOM:



### General Information

Prop Type: Single Family Residential Year Built: 1970  
 Type Dwell: Single Family Yr Bit Dsc: Subst Renv  
 Style/Story: Split (3 level) Shop/Den: No/No

### Layout

Beds: 4  
 Full Baths: 3  
 Half Baths: 0  
 En Suite: 3-PCE  
 Ttl Baths: 3

### Finished Floor Area

Main: 1008  
 Above Main: 525  
 Below Main: 891  
 Basement:  
 Total: 2424

### Lot Information

Frontage:  
 Depth:  
 Irregular: Yes  
 Acres: 0.172  
 Wtr Frnt:  
 Wtr Infl:  
 View: Semi-Lakeshore  
 Lake View

### Parking

Prk Cov:  
 Prk Uncov: 4  
 Prk Spcs:  
 Grg Opt:  
 Grg Dsc:

RV Park: Yes  
 Add Prk: Yes  
 Carport:

### Listing Information

List Date: 07/17/2017 Hold Date:  
 Exp Date: Act Date:  
 Permit Pub: Yes P MLS.CA: Yes  
 X List F#: X List C#:  
 TC Length:  
 World Property:

Cncl Type:  
 Cncl Date:  
 Incl MLS.CA: Yes  
 Link List#:  
 Last Mod: 07/14/2017  
 Sbj Rmv:  
 Incl Addrs: Yes  
 Intr MLS#:

### Features

Wood Stove: ByLaws Avl:  
 Rentals: Not Applicable  
 Fireplace: 3, Gas, Wood, Free-standing Metal  
 Construct: Frame - Wood  
 Foundation: Concrete  
 Exterior Fin: Stucco  
 Water: Municipal  
 Pool Type:  
 Equip/App: Dishwasher, Dryer, Microwave Oven, Other (See Remarks), Refrigerator, Stove - Electric, Washer, Window Coverings  
 Flooring: Carpeting/Wall-to-Wall, Ceramic Tile, Partial Wood  
 Structures: Covered Deck, Patio(s), Shed  
 Exterior Feat: Fenced Yard, Garden, Private Yard  
 Interior Feat: Jetted Tub, Skylights

### Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	18'5"X16'6"	Dining Room	L1	16'5"X9'8"	Kitchen	L1	12'5"X10'8"
Living Room	B	13'6X13'	Master Bedroom	L1	12'X12'2"	Bedroom	L2	11'5"X9'
Bedroom	L2	11'5"X8'6"	Bedroom	B	9'7"X9'8"	Ensuite - Full	L1	6X4
Bathroom - Full	L2		Bathroom - Full	B	7'7X7'5"	Laundry	L1	9'10"X7'3"
Patio	L1	20'X11'3"	Entry	L1	12'5"X8'2"	Kitchen	B	10'6"X8'
Dining Room	B	12'5X8'2"						

### Title

Title Held: Freehold Terms Sale:  
 Assign Cont: No Poss:  
 Trades (Y/N): Trades Desc:

Court Sale: No  
 Cont Dsc:  
 Title Form: Conventional

### Legal/Tax

Native Res: No  
 LR Owner: No  
 Sell Discse:  
 Re-Zone:  
 Zone Typ:  
 Non-Fin Enc:  
 Seller Nm: Wilhelmina Marian Andruchow  
 Legal Dsc: Lot 2, District Lot 62, ODYD, Plan KAP68699

Levies: No Levies  
 Imprv: \$100,000.00  
 Occupied By: Seller  
 Lnd Asmnt: \$163,000.00  
 Zone STyp:  
 Stat Tax: Assessed  
 Taxes: \$1,739.00  
 Tax Yr: 2016  
 Ttl Asmnt: \$263,000.00

### Office Information

List Brk: [RE/MAX Vernon](#)  
 List Rep: [Kari Wilton](#)  
 Comm: 3.5% on 1st \$100,000 and 1.75% on balance

Phone: 250-549-4161  
 Phone: 250-503-8727

### Remarks

Dtl Loc: Okanagan Landing Rd travelling west, turn right on Lakeshore Dr. Home is on the right side across from public lake access.  
 Pub Rmks: Close enough to Okanagan Lake you have public access to the water right across the street! This is a great family home with a 1 bedroom mortgage helper. Ample room in this older renovated home for everyone with a huge living area with ceramic tile floor keeping it nice and cool. Follows into the kitchen and dining area on bamboo flooring, with the granite counter tops and all the kitchen space you will need. Laundry is tucked just off the kitchen and everything you need for living is on the main floor. Off the living room you will find the

finest of backyards recently renovated and the perfect spot to read a book under the covered tiled deck or step off into the gardens and soak up the sun. Both the house and the suite have their own decks and yard space, as well as their own driveways! Would be a fantastic spot for a B&B!

Rep Rmks: 1 bedroom suite \$1000/month includes utilities. No LB, please TB for code. Don't let the tax assessment fool you.

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Show Inst: Call REALTOR®, TouchBase

A Shw Inst: No LB will provide Door Code. Easy to show.

[For critical issues please contact dataintegrity@omreb.com](mailto:dataintegrity@omreb.com)

Information Deemed Reliable But Cannot Be Guaranteed.