



**Kari Wilton**

Licensed Real Estate Agent - RE/MAX Vernon  
Your Okanagan Lifestyle & Real Estate Investment Realtor



Office: 250-549-4161  
Cell: 250-503-8727  
Fax: 250-549-7007  
kari@kariwilton.ca

**Listing Crossproperty Full**

971 Mallory Road, Enderby, VOE 1V0

MLS® #: 10139854

Status: Preactive

PID: 005-167-329

Price: \$725,000

Zone: North Okanagan

Sub Area: EG - Enderby / Grindrod

Orig Price:

DOM:



General Information

Prop Type: Single Family Residential  
Type Dwell: Single Family w/Acreage  
Style/Story: One and a half

Year Built: 1978  
Yr Blt Dsc: Approximate  
Shop/Den: Yes/Yes

Layout

Beds: 3  
Full Baths: 2  
Half Baths: 0  
En Suite: No Ens. Baths  
Ttl Baths: 2

Finished Floor Area

Main: 955  
Above Main: 380  
Below Main:  
Basement: 275  
Total: 1610

Lot Information

Frontage: 401  
Depth: 1153  
Irregular: Yes  
Acres: 10  
Wtr Frnt:  
Wtr Infl: Creek/Stream, Pond, Waterfront Nearby  
View:

Parking

Prk Cov: 3 RV Park: Yes  
Prk Uncov: 3 Add Prk: Yes  
Prk Spcs: Carport:  
Grp Opt: Triple  
Grp Dsc: Detached, Workshop

Listing Information

List Date: 05/21/2017 Hold Date:  
Exp Date: Act Date:  
Permit Pub: Yes P MLS.CA: Yes  
X List F#: X List C#:  
TC Length:  
World Property:

Features

Wood Stove: Yes ByLaws Avl:  
Rentals: Yes  
Fireplace:  
Construct: Frame - Wood  
Foundation: Concrete  
Exterior Fin: Cedar, Hardie Board  
Water: Well  
Pool Type:  
Itms Not Inc: Wicker Mirror in Main Bath, Deep Freezers  
Equip/Appl: Dishwasher, Dryer, Other (See Remarks), Refrigerator, Stove - Electric, Washer, Window Coverings  
Flooring: Ceramic Tile, Hardwood  
Structures: Covered Deck, Drive Shed, Equipment Shed, Greenhouse, Hay Storage, Outbuilding, Wharf, Workshop  
Exterior Feat: Garden, Private Yard, Two Balconies  
Interior Feat: Drywall, Vacuum Built-In

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	11'X16'	Dining Room	L1	8'6X14'6	Kitchen	L1	9'X11'6
Family Room	B	11'X22'6	Master Bedroom	L2	11'7X11'2	Bedroom	L2	7'X13'6
Bedroom	L1	11'5X11'6	Bathroom - Full	L1	5'2X9'2	Bathroom - Full	B	3'6X10'
Den / Office	L1	9'X14'	Laundry	B	6X10	Patio	L1	5'10X8'5

Title

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

Legal/Tax

Native Res: No Survey: No  
LR Owner: No Spc Imprv:  
Sell Discse: Fin Stmnts:  
Re-Zone: Zone Code: RH  
Zone Typ:  
Non-Fin Enc: Covenants, Right-of-Way  
Seller Nm: Stephen & Carol Bankes  
Legal Dsc: Lot A Section 5 Township 19 Range 9 West of the 6th, KDYD District Plan 26224

Office Information

List Brk: RE/MAX Vernon Phone: 250-549-4161  
List Rep: Kari Wilton Phone: 250-503-8727  
Comm: 3.5% on 1st \$100,000 and 1.75% on balance

Remarks

Dtl Loc: On Hwy 97B turn onto Gardom Lake Rd and travel 3.7 km, turn left onto Park Rd and travel 1.1 km, turn left onto Mallory Rd and travel 1.7 km to 971 Mallory Rd. (Approximately 1 km of good gravel road)  
Pub Rmks: Remember the movie On Golden Pond? This is it! 10 acres of pristine nature, view to your private spring fed pond, with Gazebo, dock & diving board. The home is charming, a must be see to capture it's essence. 3 bdrms, 2 bath, majority of the basement unfinished & it's own separate entrance. A recent exterior renovation has added a huge covered veranda with glass rails to enjoy the view to the pond. You can watch the turtles sun themselves while listening to the babbling Gardom Creek that crosses the property. Brand new 30x70 shop

plumbed for in floor heat and washroom. Older triple car garage, outbuildings for chickens, small barn. Did I mention the huge garden or turn that into a grazing paddock for the horses. Fruit trees galore. This property has been so loved by the grandkids with many trails to explore in the forest, great for horses! Property connects with Crown land and you can hike to the Gardom Lake Bible Camp or even to Enderby! Gardom Lake Day area is a brief 10 minute walk.

Rep Rmks: Measurements are deemed to be accurate but should be verified by Buyer if important. NO CELL PHONE RANGE so be sure to bring your Sentricard. Internet is available at this location by Explore Net. Dog's name is Bell (overly friendly).

Int Rmks: Remember the movie On Golden Pond? This is it! 10 acres of pristine nature, view to your private spring fed pond, with Gazebo, dock & diving board. The home is charming, a must be see to capture it's essence. 3 bdrms, 2 bath, majority of the basement unfinished & it's own separate entrance. A recent exterior renovation has added a huge covered veranda with glass rails to enjoy the view to the pond. You can watch the turtles sun themselves while listening to the babbling Gardom Creek that crosses the property. Brand new 30x70 shop plumbed for in floor heat and washroom. Older triple car garage, outbuildings for chickens, small barn. Did I mention the huge garden or turn that into a grazing paddock for the horses. Fruit trees galore. This property has been so loved by the grandkids with many trails to explore in the forest, great for horses! Property connects with Crown land and you can hike to the Gardom Lake Bible Camp or even to Enderby! Gardom Lake Day area is a brief 10 minute walk. So many great things to mention about this property just not enough space to do it in! Want the additional details? Call kari at 250-503-8727, or email kari@kariwilton.ca Checkout all the photos and video on www.kariwilton.ca

Show Inst: Call REALTOR®, Lock Box, TouchBase

A Shw Inst: LB is on the garden doors on front Veranda. Day before notice appreciated.

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

Information Deemed Reliable But Cannot Be Guaranteed.

---

Kari Wilton • RE/MAX Vernon •