

Listing Crossproperty Full

940 Musgrave Road, Enderby, VOE 1V3

MLS® #: 10140704
Zone: North Okanagan

Status: Preactive
Sub Area: EG - Enderby / Grindrod
PID: [005-075-084](#)

Price: \$397,000
Orig Price:
DOM:



General Information

Prop Type: Single Family Residential
Type Dwell: Single Family w/Acreage
Style/Story: One Storey
Year Built: 1974
Yr Blt Dsc: Approximate
Shop/Den: Yes/No

Layout

Beds: 3
Full Baths: 2
Half Baths: 1
En Suite: No Ens. Baths
Ttl Baths: 3

Finished Floor Area

Main: 1840
Above Main:
Below Main:
Basement:
Total: 1840

Lot Information

Frontage: 353
Depth: 327
Irregular:
Acres: 2.61
Wtr Frnt:
Wtr Infl:

Parking

Prk Cov: 1
Prk Uncov: 4
Prk Spcs:
Grg Opt: Single
Grg Dsc: Detached
RV Park: Yes
Add Prk: Yes
Carport:

View: Waterfront Nearby
View, Mountain View, Valley View

Listing Information

List Date: 08/21/2017
Exp Date:
Permit Pub: Yes
X List F#:
TC Length:
World Property:
Hold Date:
Act Date:
P MLS.CA: Yes
X List C#:
Cncl Type:
Cncl Date:
Incl MLS.CA: Yes
Link List#:
Last Mod: 08/21/2017
Sbj Rmv:
Incl Adrs: Yes
Intr MLS#:

Features

Wood Stove:
Rentals: Not Applicable
Fireplace:
Construct: Frame - Wood, Manufactured
Foundation: Concrete Block
Exterior Fin: Vinyl
Water: Lake Intake
Pool Type:
Equip/App: Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings
Flooring: Carpeting/Wall-to-Wall, Ceramic Tile, Floor Vinyl, Laminate
Structures: Covered Deck, Greenhouse, Paddocks/Corrals, Shed, Workshop
Exterior Feat: Private Yard, Two Balconies
Interior Feat: Drywall, Security System
ByLaws Avl:
Handicap Eq: No
B&B: No
Bsmt: Crawl
Roof: Metal
Suites Dsc: Not Legal
Heat/Cool: Forced Air
Fuel: Natural Gas
Sewage: Septic
Gated:
Pets: N/A

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	19X19	Kitchen	L1	12'11X11'2	Foyer	L1	6'6X4'7
Dining Room	L1	12'8X12'11	Laundry	L1	7'8X7'6	Bathroom - Half	L1	8'6X6'5
Bedroom	L1	8'7X9'3	Bathroom - Full	L1	8X7	Master Bedroom	L1	12'6X11'5
Bathroom - Full	L1	10'8X7'8	Master Bedroom	L1	11'8X11'6	Great Room	L1	22'X17'4

Title

Title Held: Freehold
Assign Cont: No
Trades (Y/N): Trades Desc:
Terms Sale: Poss:
Court Sale: No
Cont Dsc:
Title Form: Conventional
Fract Int:

Legal/Tax

Native Res: No
LR Owner: No
Sell Discse:
Re-Zone:
Zone Typ:
Non-Fin Enc:
Seller Nm: Jennifer Andersson
Legal Dsc: Lot 3, Section 8, Township 19, Range 9, W6M, KDYD Plan 26623
Survey: No
Spc Imprv:
Fin Stmnts:
Zone Code: RR
Levies: No Levies
Imprv:
Occupied By: Seller
Lnd Asmnt:
Zone STyp:
Stat Tax:
Taxes: \$1,055.00
Tax Yr: 2016
Ttl Asmnt:

Office Information

List Brk: [RE/MAX Vernon](#)
List Rep: [Kari Wilton](#)
Co List Brk: [RE/MAX Vernon](#)
Co List Rep: [Maria Besso](#)
Comm: 3.5% on 1st \$100,000 and 1.5% on balance
Phone: 250-549-4161
Phone: 250-503-8727
Phone: 250-549-4161
Phone: 250-308-1152

Remarks

Dtl Loc: Taking Hwy 97 B to Salmon Arm, turn onto Gardom Lake Rd and travel 3.1 km, turn left onto Park Rd and travel 3.5 km, at the road turns into Musgrave and the home is on the right. NO REAL ESTATE SIGN.
Pub Rmks: Peace & quiet is what you will find on this 2.61 country acreage. The home has had a recent 600 sq ft addition of an inlaw suite, open concept and ready for the finishing touches. Or you can adapt it to an extra bedroom and family room for the family. The property is very private with lots of trees and only a short 5 minute walk to Musgrave Public Park on Gardom Lake! There is a green house & fruit trees for the green thumb in the family. For the animal lover there are two paddocks for the horses with horse shelter and water available. Don't forget the shop for the handyman! This property has lots to offer, come check it out!
Rep Rmks: Water Rights give Sellers 500 gallons/day use of water, intake from Gardom Lake. Complete filtration system with the home. Measurements are approximate and if deemed important to the Buyer should be verified. Electrical of addition completed with permits by certified Electrician and will be available.
Int Rmks: Peace & quiet is what you will find on this 2.61 country acreage. The home has had a recent 600 sq ft addition of an inlaw suite; private deck, separate entrance plumbed for a kitchen, open concept and ready for the finishing touches. Or you can adapt it to an extra bedroom and great room for the family. The property is very private with lots of trees and only a short 5 minute walk to Musgrave Public Park on Gardom Lake! There is a

green house & fruit trees for the green thumb in the family. For the animal lover there are two paddocks for the horses with horse shelter and water available. Don't forget the shop for the handyman! This property has lots to offer, come check it out! For more information call Kari at 250-503-8727 or Maria Besso at 250-308-1152, www.kariwilton.ca

Show Inst: Call REALTOR®, No Sign, Restricted Hours, TouchBase
A Shw Inst: Large Dog, 24 Hrs Notice Appreciated.

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

Information Deemed Reliable But Cannot Be Guaranteed.