

Listing Crossproperty Full

10205 6 Highway, Coldstream, BC, V1B 3B6

MLS® #: 10140865
Zone: North Okanagan

Status: Preactive
Sub Area: CS - Mun of Coldstream

Price: \$575,000
Orig Price:
DOM:



General Information

Prop Type: Single Family Residential
Type Dwell: Single Family
Style/Story: Rancher w/Bsmnt

Year Built: 1975
Yr Blt Dsc: Unknown/Mix
Shop/Den: Yes/No

Layout

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

Finished Floor Area

Main: 1370
Above Main:
Below Main:
Basement: 422
Total: 1792

Lot Information

Frontage: 0
Depth: 0
Irregular:
Acres: 1.1
Wtr Frnt:
Wtr Infl:
View:

Parking

Prk Cov: 1
Prk Uncov: 6
Prk Spcs:
Grg Opt: Single
Grg Dsc: Attached

RV Park: Yes
Add Prk: Yes
Carport:

Listing Information

List Date: 08/24/2017
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: 08/23/2017
Sbj Rmv:
Incl Adrs: Yes
Intr MLS#:

Features

Wood Stove: Yes
Rentals: Not Applicable
Fireplace: 1, Electricity, Wood, Insert
Construct: Frame - Wood
Foundation: Concrete
Exterior Fin: Stucco
Water: Municipal
Pool Type:
Equip/App: Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings
Flooring: Carpeting/Wall-to-Wall, Ceramic Tile, Floor Vinyl, Hardwood
Structures: Outbuilding, Paddocks/Corrals, Shed
Interior Feat: Drywall

ByLaws Avl:
Handicap Eq: No
B&B: No
Bsmt: Full/Separate Entrance/Partially Finished
Roof: Asphalt/Fibreglass Shingles
Suites Dsc:
Heat/Cool: Hot Water
Fuel: Electricity
Sewage: Septic
Gated:
Pets: N/A

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Kitchen	L1	10'6X14'6	Dining Room	L1	8'6X10'6	Living Room	L1	17X18'4
Master Bedroom	L1	11'2X13'5	Bedroom	L1	10X15'10	Family Room	B	14X16
Rec Room	B	11X17'6	Bathroom - Full	L1	12X8	Sewing Room	L1	15'6X7'6
Bathroom - Half	L1							

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 Disclse:
Re-Zone:
Zone Typ:
Non-Fin Enc:
Seller Nm: Michael & Palina Ivanoff
Legal Dsc: Lot A, Section 25, Township 9, ODYD Plan 31466, Except Plan KAP74578

Survey: No
Spc Imprv:
Fin Stmnts:
Zone Code: RU2

Levies: No Levies
Imprv:
Occupied By: Seller
Lnd Asmnt:
Zone STyp:

Stat Tax: Assessed
Taxes: \$2,439.00
Tax Yr: 2017
Ttl Asmnt:

Phone:

Office Information

List Brk: [RE/MAX Vernon](#)
List Rep: [Kari Wilton](#)
Comm: 3% on 1st \$100,000 & 1.5% on balance

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

Remarks

Dtl Loc: Heading East on Hwy 6 towards Lumby it's the first acreage property right after Hillside Golf Course on the north side.

Pub Rmks: Little acreage right on the edge of town in the ALR. Great highway exposure to start your own home based business; market garden, raise your own chickens and a couple of cows too. Home is well cared for with hardwood floors, ceramic tile kitchen and open concept on the main floor, 2 bdrms & 1 bath, half bath off the sunroom. New boiler for the hot water heat and new roof - 5 years old. Attic is double insulated keeping it cool in the summer and warm in the winter. Separate basement entrance, could be suited. Bring your ideas for the basement, room to finish and add bathroom. Laundry downstairs.

Rep Rmks: Measurements are approximate only and should be verified by the Buyer is deemed important. Sellers are elderly and will be home for viewings. Son & family staying downstairs, no tenancy.

Int Rmks: Little acreage right on the edge of town in the ALR. Great highway exposure to start your own home based business; market garden, raise your own chickens and a couple of cows too. Home is well cared for with hardwood floors, ceramic tile kitchen and open concept on the main floor, 2 bdrms & 1 bath, half bath off the sunroom. New boiler for the hot water heat and new roof - 5 years old. Attic is double insulated keeping it cool in the summer and warm in the winter. Separate basement entrance, could be suited. Bring your ideas for the basement, room to finish and add bathroom. Laundry downstairs. View Listing Information on www.kariwilton.ca and call Kari at 250-503-8727 for further information and to book your viewing today.

Show Inst: Call REALTOR®, Restricted Hours, TouchBase

A Shw Inst: No Lockbox, Elderly clients will be home for viewings and will step out while shown.

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

Information Deemed Reliable But Cannot Be Guaranteed.