

**AN EXCEPTIONAL ONE LEVEL  
HOME WITH BASEMENT**

**FR**  
**FAIR REALTY**



**OFFERED FOR SALE  
FOR \$425,000**

**MLS®  
10373323**

**6-17017 SNOW AVE,  
Summerland, BC V0H 1Z6**

<https://www.tammyantrobust.com/6-17017-snow-ave>



**Presented By:**

*Tammy Antrobust,* **REALTOR®**

**tammy@tammyantrobust.com  
250-488-0804**

**WWW.TAMMYANTROBUS.COM**





# DISCLOSURE OF REPRESENTATION & RESCISSION PERIOD

*If this property suits your needs, please note that as I am the listing Realtor, I cannot provide you with client services, and if you require client services I am obligated to advise you to seek independent professional advice”.*

*To help you understand what that means for you, I would like to go over the brochure right below this notice.*

*Thank you very much for your understanding!*



## Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

### BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

**This real estate professional must tell their client any relevant information you share with them.** For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

**This real estate professional can only provide you very limited services.** Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

#### THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
  - their minimum/maximum price
  - their reason for buying/selling/leasing.
- ✗ protect your confidential information

#### THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

**BC Financial Services Authority** is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

**Keep this information page for your reference.**

## The Real Estate Home Buyer Rescission Period

Under section 42 of the Property Law Act, buyers of residential real property are entitled to rescind (cancel) a Contract of Purchase and Sale by serving a written notice on the seller withing the prescribed period and in the prescribed manner. The ability to cancel is called a rescission right.

A buyer cannot waive their rescission right.

A buyer may only exercise their rescission right by serving written notice on the seller within the three (3) business days after the date on which the acceptance of the offer was signed.

“Business days” means any day other than a Saturday, a Sunday, or a holiday in British Columbia.

# WELCOME TO YOUR NEXT NEIGHBOURHOOD



This beautifully updated residence in Sherwood Park, Summerland offers exceptional value.

The two-storey split design includes two bedrooms plus a den, two bathrooms, and generous living areas. Laundry facilities are conveniently located on the main level, providing access to the patio and backyard.

The front deck adjoins the kitchen and dining area, enhancing both functionality and comfort.

The home features freshly painted interiors and refaced cabinetry.

Additional amenities include a single-car garage with ample storage and open parking for two vehicles.

The low-maintenance landscaping and synthetic back lawn contribute to ease of upkeep.

Residents also benefit from a community center within the development, fostering opportunities for social interaction.

## SHERWOOD PARK

**A Development Designed as a Community where you own your home but lease the land for a monthly fee from a private individual.**

- Pets welcome with some restrictions
- A Community center and a large grassed area offers plenty of social interaction
- **Monthly Fee:** \$685.00/Month

## SPECIAL FEATURES

### PROPERTY

- On a Cul de Sac within the development
- Low Maintenance Landscaping with synthetic lawn

### CONSTRUCTION

- Frame Built

### OUTDOOR SPACES

- Back Patio leads to the private back yard with synthetic lawn and hillside landscaping
- Front Deck off the kitchen/dining area offers lovely views

### INTERIOR FINISHING

- Freshly Painted with Neutral Tones
- Cork Flooring

### PARKING

- Single Car Garage with Storage
- 2 Open Parking Spaces

### HEATING AND AIR CONDITIONING

- Lennox Gas Furnace
- Air Conditioning

### PLUMBING

- Copper Pipe in visible areas
- H/W Tank - 2018

### ELECTRIC

- 100 Amp Service

### INCLUSIONS

- Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Deep Freeze, Natural Gas Barbecue







## Living Room

- The living room provides a welcoming, spacious environment and features a generously sized window for ample natural light

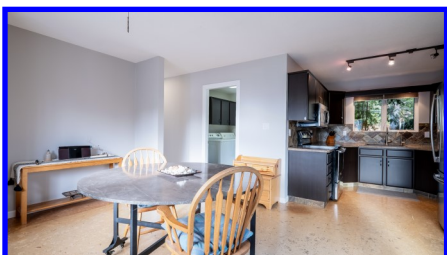
## Kitchen

- The kitchen is enhanced by refaced cabinets, attractive countertops and backsplash, as well as stainless steel appliances
- The thoughtfully designed layout ensures an efficient and convenient workspace
- There is plenty of storage including a pantry and a built-in desk



## Dining Room

- The dining room, situated adjacent to the kitchen, provides ample space to accommodate a generously sized table and buffet



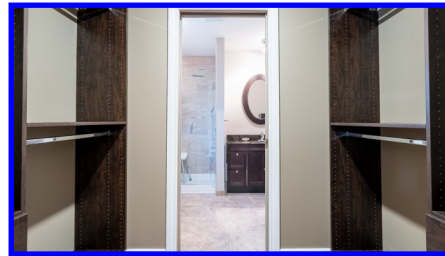


### Primary Bedroom

- You'll find this generously sized bedroom right beside the living room.
- The room easily accommodates multiple pieces of furniture and a king-sized bed.

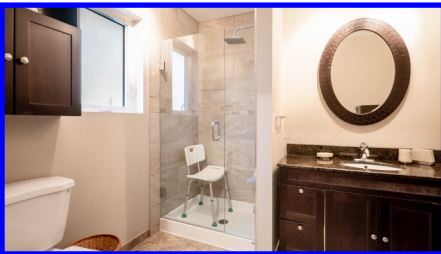
### Walk-through Closet

- This full-sized walk-through closet will accommodate both his/hers wardrobes



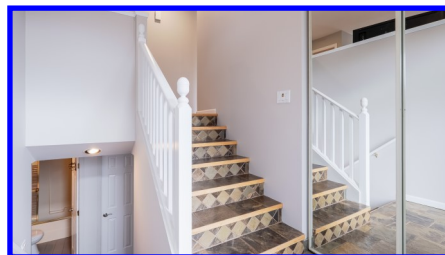
### Ensuite

- You will appreciate this attractive 3pce ensuite that features a walk-in shower, a lovely vanity and plenty of other storage



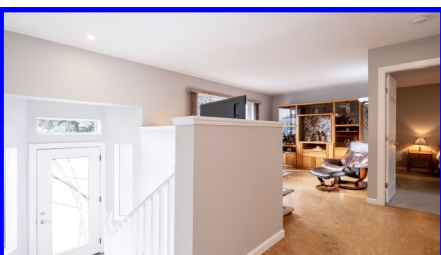
### Laundry

- Conveniently located on the main floor and acts as a mud room with access to the back yard and patio area
- There is storage for laundry supplies as well as a coat closet



### Foyer

- The spacious foyer has a large front entry closet
- Stairs lead to each level of the home



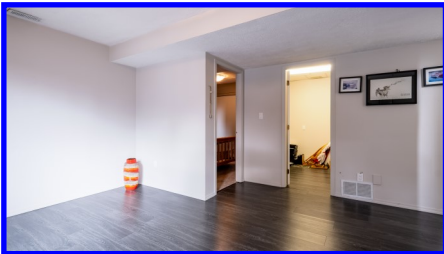




## Lower Level

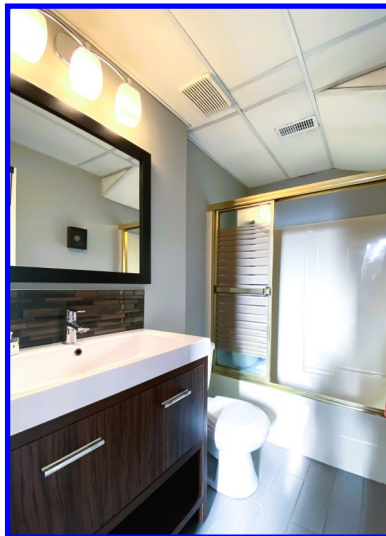
### Family Room

- This space can be designated for hobbies, a television room, or a personal retreat, according to individual preferences.
- The large window ensures ample natural light and can be opened to provide excellent ventilation.



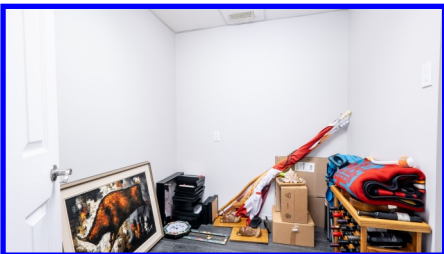
### Bedroom

- This spacious bedroom features a wall-to-wall closet, providing ample storage
- Conveniently situated near the bathroom, this room is perfectly suited for accommodating guests



### Den/Office

- An excellent space for your home office or games room



### Bathroom

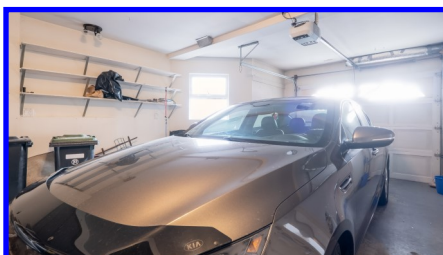
- This 4Pce bathroom has a tub/shower combo and is conveniently located next to the bedroom, den and family room





## Outdoor Space

- The backyard features both a flat section and a hillside.
- Synthetic lawn provides a low-maintenance landscaping option and maintains an attractive appearance throughout the year.
- The patio is well-suited for setting up an outdoor lounge space and enjoying barbecues.
- The front deck provides charming views of the neighbourhood and surrounding mountains.



## Garage

- A single car garage with plenty of storage
- Built-in vacuum
- Access to the lower level

6-17017 SNOW AVE, SUMMERLAND, BC V0H 1Z6

6-17017 Snow Ave, Summerland, BC

2nd Floor Exterior Area 1069.06 sq ft  
Interior Area 977.35 sq ft



PREPARED: 2026/01/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

HOUSE STYLE	2 Level Split
FINISHED AREA	1,702 sq ft
BEDROOMS	2 Bedrooms - 1Bdrm up + 1Bdrm/den down
BATHROOMS	1-3Pce Ensuite up, & 1-4Pce down
WATER	Municipal
SEWER	Community Septic
HEAT/ A/C	Natural Gas, Forced Air Furnace & A/C
PARKING	1 Car garage, 2 Open
YEAR BUILT	1989
TAXES	1979.08

6-17017 Snow Ave, Summerland, BC

Basement Exterior Area 633.59 sq ft  
Interior Area 568.17 sq ft  
Excluded Area 375.64 sq ft



PREPARED: 2026/01/15

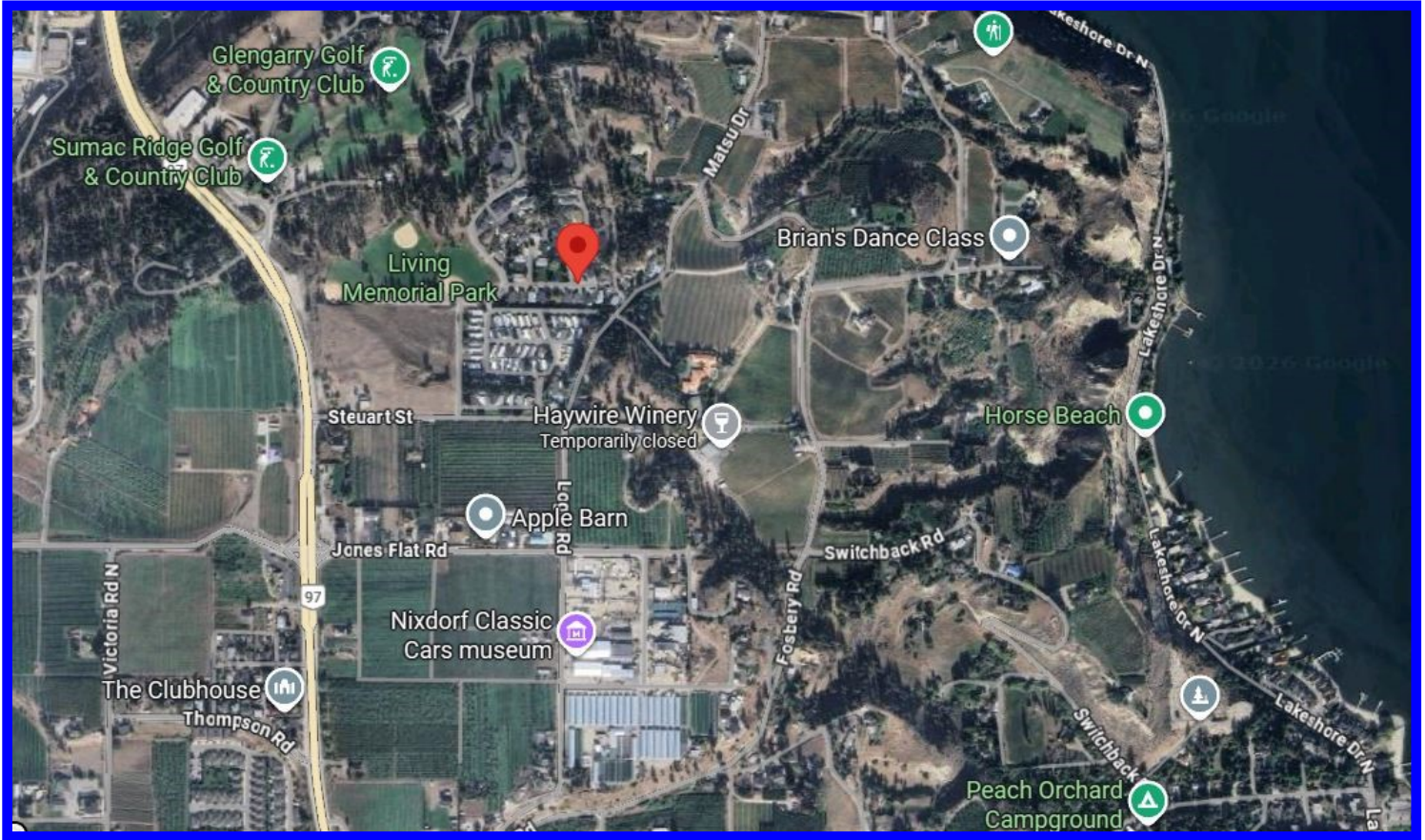


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# 6-17017 SNOW AVE, SUMMERLAND, BC V0H 1Z6

SUMMERLAND IS AN HISTORICAL TOWN AND IS WIDELY KNOWN FOR ITS BEAUTIFUL SCENERY, OKANAGAN LAKE, WINERIES, KETTLE VALLEY STEAM TRAIN, FESTIVALS AND HIKING & BIKING TRAILS



**Giants Head Mountain**



**Okanagan Lake**



**Wineries**

Summerland is a town on the west side of Okanagan Lake in the interior of British Columbia, Canada. The district is between Peachland to the north and Penticton to the south. The largest centre in the region is Kelowna, approximately 50 km to the north, and Vancouver is approximately 425 km away to the west.[Wikipedia](https://en.wikipedia.org/wiki/Summerland)



**Downtown Summerland**

**Tammy Antrobus, REALTOR®**

(250) 488-0804

tammy@tammyantrobus.com



**Providing a customized approach to your real estate needs with patience, professionalism and expertise**



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