

**A GREAT FAMILY HOME CLOSE TO
SCHOOLS AND DOWNTOWN**

FR
FAIR REALTY



**OFFERED AT A GREAT PRICE
\$649,900**

**MLS®
10339015**

**11813 READ CRES
SUMMERLAND, BC V0H 1Z2**

<https://www.tammyantrobust.com/11813-Read-Cres>



Presented By:

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DISCLOSURE 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 within 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.

CLOSE TO SHOPPING, SCHOOLS, RECREATION AND DINING



Bring your decorating skills to make this house your home. The windows have been upgraded and an aluminum covered patio was installed several years ago.

The main level offers a fairly open floorplan. The kitchen is spacious and has newer flooring but has a mixture of cabinets. The dining room is open to the kitchen and the living room.

There are 2 bedrooms and a 4pce bathroom up and 1 bedroom, den and 3pce bath down.

There is a gas fireplace up in the living room and free-standing gas fireplace down in the family room which are being used as a main heating source for the house.

The mud room in the lower level can be accessed from the garage.

The laundry room has lots of storage and front-loading appliances.

There are possibilities of creating a separate space for older children or parents if desired.

This split-level home is on a corner lot in a great location to schools and downtown.

The back yard is completely fenced, and the front yard is lined with cedars creating the perfect privacy screen.

This could be your next home, come view it today.

FEATURES

INTERIOR

- Split Level Home
- 3 Bedrooms + Den
- 2 Bathrooms
- 2 Gas Fireplaces

OUTDOOR SPACE

- Large Covered Back Patio
- Raised Garden Beds
- Fenced Back Yard

LOCATION

- Walking Distance to Shopping, Dining and Recreation
- Close to schools

EXTRA FEATURES

- Corner Lot
- Single Car Garage
- Open Parking
- Storage Shed
- Newer Windows

UPPER SUITE

Living Room

- Spacious living area open to the dining room
- Large picture window
- Decorative Gas Fireplace

Kitchen

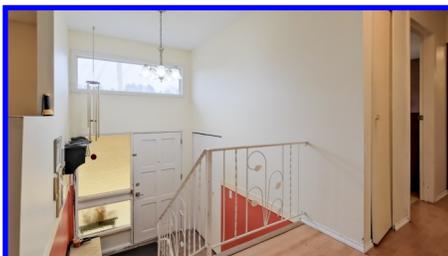
- This large kitchen offers plenty of space for your dream kitchen

Dining Room

- The dining area is just off the kitchen and living area
- Sliding doors lead to the covered patio

Entrance

- Bright entranceway
- Split stairs lead up to the Main level and down to the lower
- Spacious Coat Closet





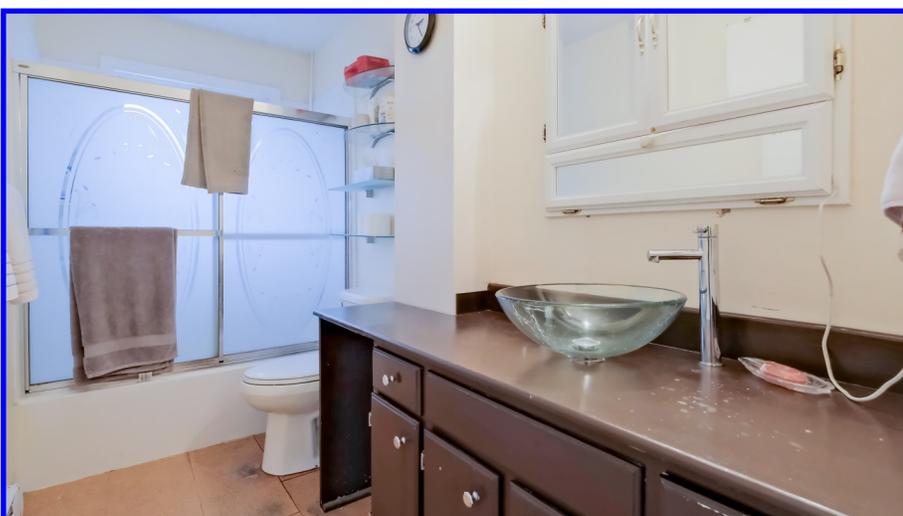
Main Level Bedroom

- A spacious room with a large window
- 2 Closets & B/I Cupboard
- Close to the Bathroom



Main Level 2nd Bedroom

- An ideal bedroom for a child or guests
- Located next to the main bathroom for easy access



Main Bathroom

- Spacious 4Pce bathroom with tub/shower
- Plenty of storage
- Medicine Cabinet
- Above counter mounted sink

LOWER LEVEL

The lower suite has a separate entrance through the garage offering the opportunity to create a suite if desired.

Family Room

- This is a good sized room with a gas fireplace and a large window

Den

- Currently there is no closet but there is plenty of space to add one if you need to convert it to a bedroom

Laundry Room

- A spacious laundry area with front load appliances, lots of storage and a folding table

Mud Room

- Entry through the garage allows separation from the rest of the house

3 Piece Bathroom

- This bathroom can be accessed through the lower primary bedroom and the hallway from the other side

Lower Primary Bedroom

- A nice sized room with window and a fan



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OUTDOOR SPACES



- Corner lot lined with cedars for maximum privacy
- Fenced back yard
- Large front and side yard
- Covered back deck
- Storage shed



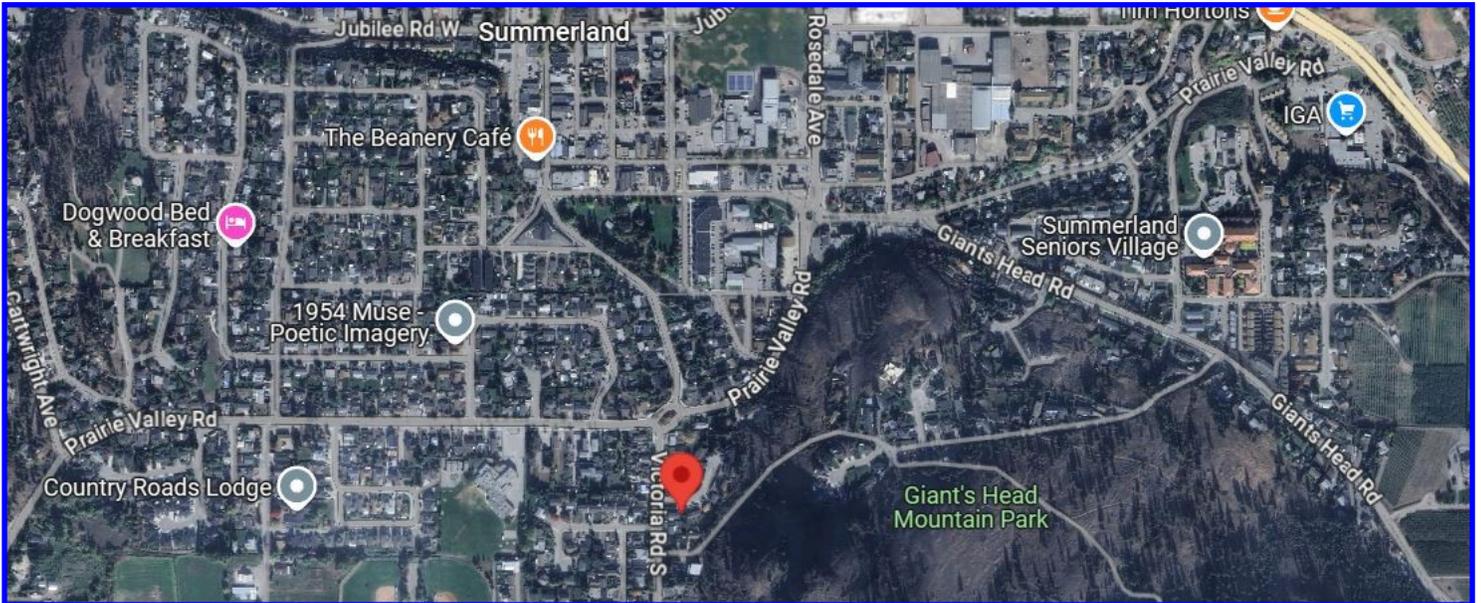
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STYLE	Split Level	LOWER LEVEL SUITE	1,016sq ft
YEAR BUILT	1974	MAIN LEVEL SUITE	1,022 sq ft
GARAGE	1 Car	FINISHED FLOOR AREA	2,039sq ft
VIEWS	Mountain View	LOT SIZE	.20 Acres
HEAT	Electric Baseboard	TAXES	\$3,044.45 (2021)
FIREPLACE (up and down)	Natural Gas	ZONING	RU2

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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

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](#)



Giants Head Mountain



Wineries



Downtown Summerland



Okanagan Lake

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For more property information go to:

www.TAMMYANTROBUS.COM



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



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