

**ACREAGE WITH GREAT LAKEVIEW,
LOCATION AND POSSIBILITIES**



**MLS®
10401081**

**OFFERED FOR SALE AT
\$700,000**

**15610 Fosbery Rd
Summerland, BC V0H 1Z6**

www.TammyAntrobus.com/15610-Fosbery-Rd-Summerland



Presented By:

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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, please read the brochure below this notice.



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.

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FEATURES

INTERIOR

- One level bungalow with 1/2 an unfinished basement (crawl space and outdoor entry)
- 3 Bedroom, 1-3PCE Bathroom
- Clean and well maintained

OUTDOOR SPACE

- 2.67 Acres with access on two road frontages
- Beautiful grounds with tons of privacy and yard space
- Fenced garden area with Greenhouse

OUTBUILDINGS

- Single car detached garage/workshop
- Attached carport
- Detached metal garage

LOCATION

- Has that rural feeling but is only minutes to shopping and amenities
- Enjoy lake views with room to expand

Looking for the perfect property to build your new home while enjoying a comfortable place to live?

This 2.67-acre property offers an ideal combination of location, views, and privacy, along with a clean, well-maintained older home featuring three small bedrooms and one bathroom.

The home provides approximately 900 sq. ft. of living space, plus an unfinished full-height basement about half that size and includes a newer high-efficiency gas furnace.

Enjoy a tranquil, park-like setting with plenty of room to relax. The fenced deck offers ample space for barbecues and gatherings, while the garden and greenhouse are ideal for gardening enthusiasts.

The property includes a detached garage/workshop, an attached carport, and a separate metal building for additional parking. Driveway access from both sides provides ample guest parking.



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MAIN LIVING SPACES

LIVING ROOM

- This is a nice sized room with plenty of space for ample seating.
- It features a gas fireplace insert and a large picture window overlooking the property.

DINING AREA

- Conveniently located just off the kitchen for quick and efficient meals

KITCHEN

- This compact kitchen has plenty of storage and workspace.
- It boasts good quality appliances including a gas range, dishwasher and refrigerator.



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BEDROOMS

PRIMARY

- There is access to this bedroom from both the hallway and the living room.
- It is spacious enough to accommodate a dresser.
- The large window overlooks the beautiful side yard

SECOND BEDROOM

- This room has a built-in DIY Murphy bed

BEDROOM/DEN

- This bedroom is located off the living room.
- It is the perfect size for an infants bedroom or could be used as an office/den.



OTHER LIVING SPACES

BATHROOM

- 3-Pce Bathroom (toilet, shower, sink) located down the hall adjacent to the two main bedrooms.

LAUNDRY/MUD ROOM

- Located just off the kitchen, this casual entry includes laundry facilities and space for your outerwear
- The interior hatch providing access to the basement is also located here.



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EXTERIOR FEATURES

OUTBUILDINGS

- Single car detached garage/workshop
- Attached carport
- Detached metal garage
- Storage shed

LOCATION

- Has that rural feeling but is only minutes to shopping and amenities
- Enjoy lake views with room to expand

GARDEN/GREENHOUSE

- The fenced garden and adjoining greenhouse offer an ideal space for gardening enthusiasts.

OUTDOOR ENJOYMENT

- Enjoy a tranquil park-like setting with plenty of room to romp and play.
- The fenced deck provides ample space for outdoor gatherings or barbecues

PARKING AND DRIVEWAY ACCESS

- There is driveway access from both sides of the property providing lots of guest parking.



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PROPERTY SPECIFICATIONS

BEDROOMS	3	HEAT	Forced Air Gas Furnace
BATHROOMS	1	COOLING	Wall A/C
STYLE	Bungalow / Basement	TAXES	\$3,385.70 (2026)
FINISHED FLOOR AREA	934	ZONING	A1
YEAR BUILT	1947	PID	011-867-779
OUTBUILDINGS	Single Car Garage / Carport / Storage Shed / Metal Car Shed	SUB AREA	Summerland Rural
VIEWS	Lake View / Mountain View	WATER	Municipal
ZONING	A1 (ALR)	SEWER	Septic
DPA'S	High Hazard Area & Environmentally Sensitive Area		



Environmentally Sensitive Area



High Hazard Area



Contours



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Main Floor Exterior Area 964.02 sq ft
Interior Area 896.59 sq ft



0 4 8 ft

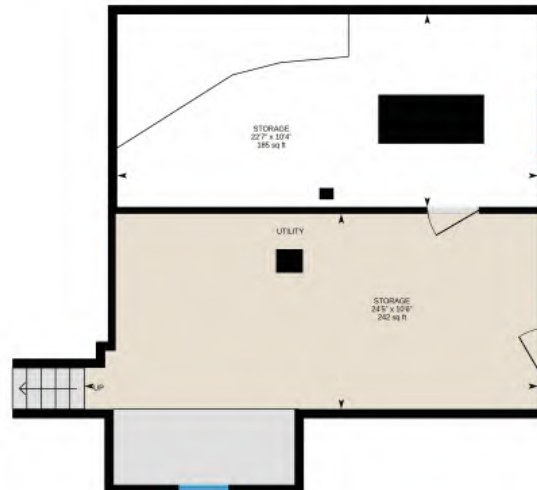
PREPARED: 2026/09/20



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.

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Basement (Below Grade) Exterior Area 351.14 sq ft
Interior Area 298.27 sq ft
Excluded Area 233.79 sq ft



0 2 4 ft

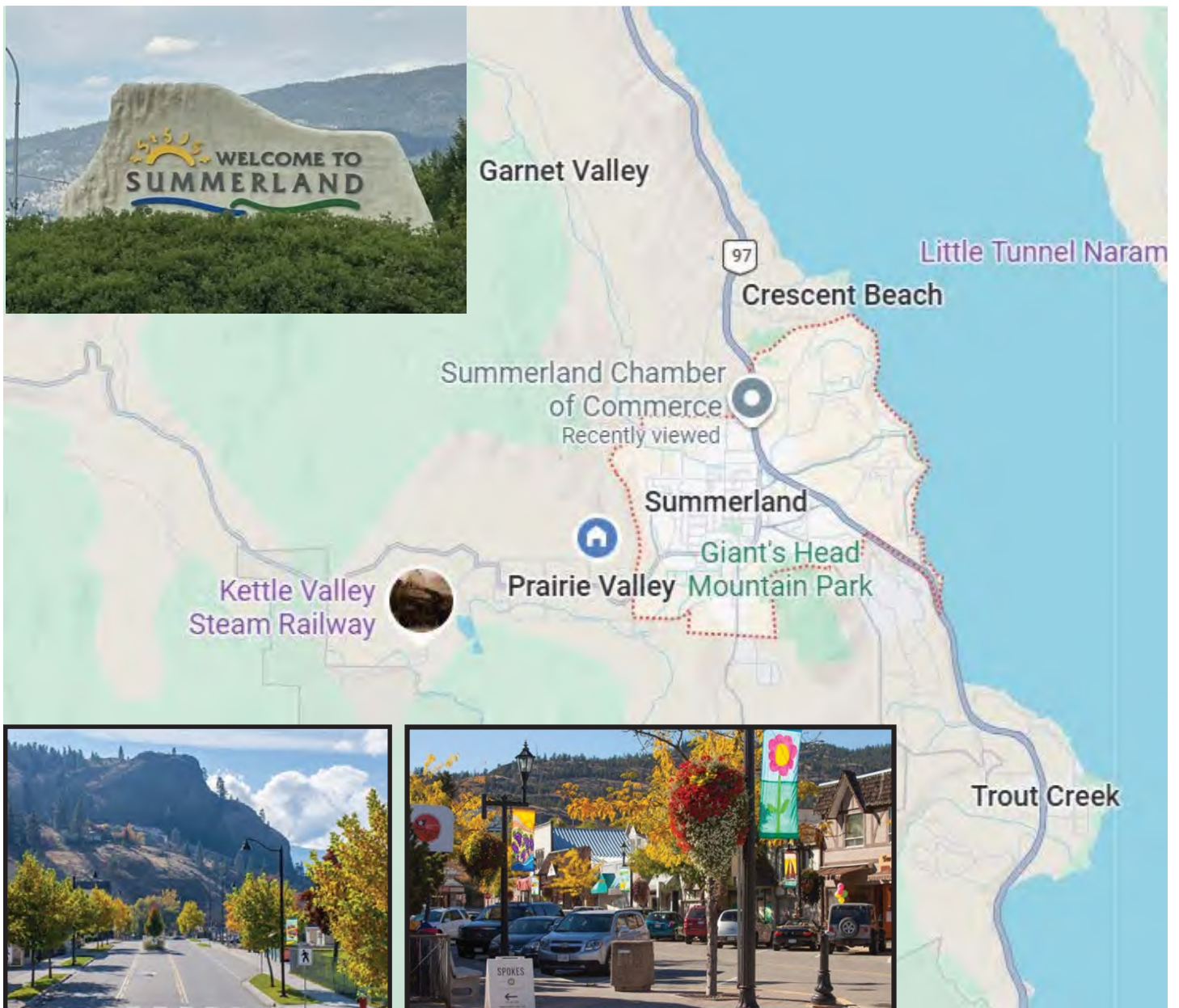
PREPARED: 2026/09/20



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WELCOME TO SUMMERLAND



Giants Head Mountain



Downtown Summerland



Okanagan Lake



Kettle Valley Railway



SRES



trustworthy, loyal, caring

Presented By:

Tammy Antrobus, REALTOR®

Your South Okanagan Real Estate Specialist

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

**For more property information go to:
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