

**A 2BDRM PLUS DEN RANCHER ON  
A .23 ACRE CORNER LOT**



**PRICE REFLECTS ALL EXPECTED  
UPGRADES \$629,900**

**MLS®  
10324143**

**3418 LIARD CRT**  
West Kelowna, BC V4T 1B6

<https://www.tammyantrobust.com/3418-liard-crt>



**Presented By:**

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**WWW.TAMMYANTROBUS.COM**



*trustworthy, loyal, caring*



*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.

## A GORGEOUS FENCED BACK YARD WITH LOTS OF GREEN SPACE



Make this house your home. It has a fabulous floor plan with nice finishing or create a space that is ideal for you.

There are 2 bedrooms plus a den, a very large bathroom with a tub/shower combo as well as a walk-in shower. The kitchen is a good size with a very functional layout and has good quality newer appliances. There is plenty of storage throughout the home.

It's an ideal home and property for a young couple or empty nester.

The back yard is totally fenced and very private. You will enjoy green space, a garden area, a green house and lots of relaxing spaces. Enjoy any weather anytime of the year under the covered patio, or sit under the stars on the open patio area. There is room for a hot tub with all the electrical in place.

All the big-ticket items have been done – Poly B has been replaced with Pex both in the home and the main service from the road in 2020. The roof was replaced in July 2021. The furnace was upgraded to a high efficiency system and a programable thermostat in August 2021.

There is plenty of parking including space for an RV. The detached garage is currently being used as a workshop. It has 110 wiring and a proper garage door for a car.

There is an outbuilding as well as a garden shed.

This is a lovely corner lot ideally located on a cul-de-sac, has public transit right beside it, and is just a short distance from the schools and parks.

## FEATURES

### INTERIOR

- 2 Bedrooms plus a Den and Family Room
- Open Floor Plan
- Very Functional Kitchen

### OUTDOOR SPACE

- Private fenced back yard
- Garden Area
- Green House
- Covered Patio & Open Patio

### LOCATION

- Public Transit on the Corner
- Close to schools
- On a Cul-de-sac

### EXTRA FEATURES

- Workshop/Garage
- RV Parking
- Lots of Open Parking
- Storage Shed
- Garden Shed



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## MAIN LIVING SPACE

- An open floor plan
- Upgraded flooring
- Spacious rooms

## Living Room

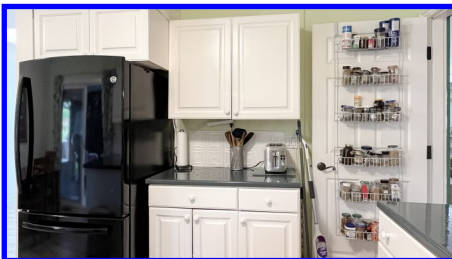
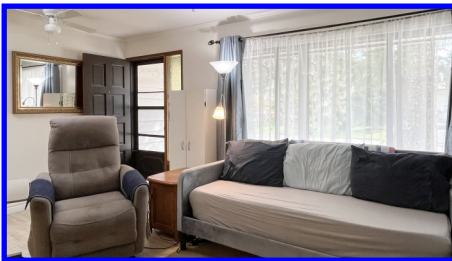
- Spacious living area open to the dining room and kitchen
- Large picture window
- Gas Fireplace

## Dining Room

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

## Kitchen

- The kitchen has good functionality with plenty of workspace and storage
- There are good quality Newer appliances





## OTHER LIVING SPACES

### Primary Bedroom

- A nice sized room that looks out onto the back yard for quiet enjoyment
- 2Pce ensuite
- Walk-in Closet

### 2nd Bedroom

- Perfect for guests or smaller children

### Den

- This is a great office space or flex room

### Main Bathroom

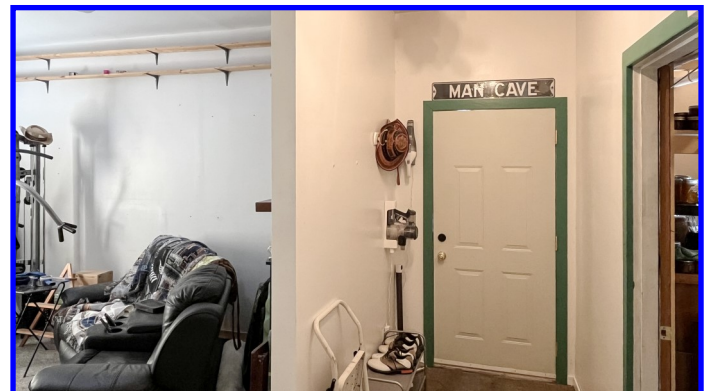
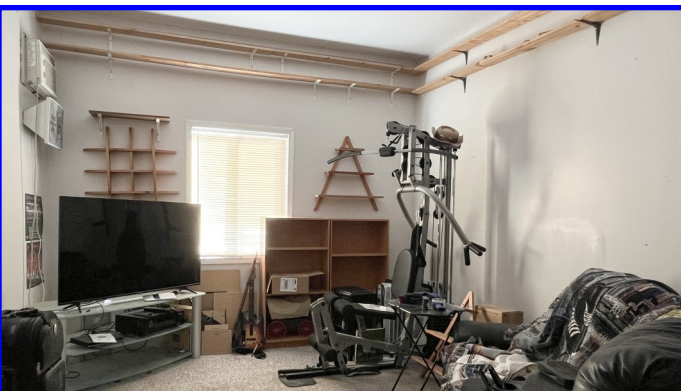
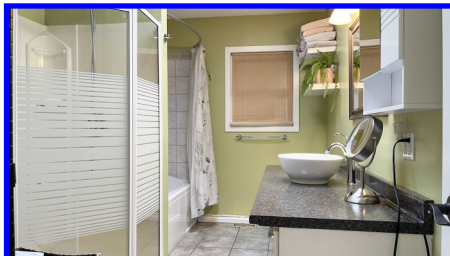
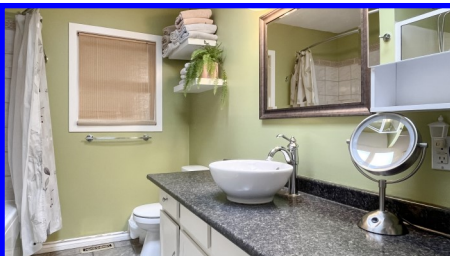
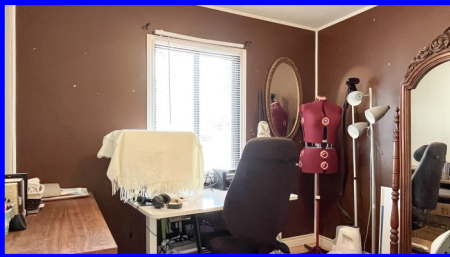
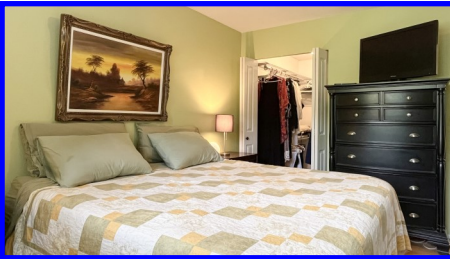
- A very spacious bathroom with tub/shower combo and a walk-in shower

### Laundry / Furnace / Pantry

- Although no picture here, this room has tons of space for everything. Check out the iGuide for a good look at it

### Family Room

- The family room is accessed with a separate entrance or through the kitchen.
- A perfect space for the kids to play or turn it into the man/woman cave





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### **OUTSIDE SPACES**

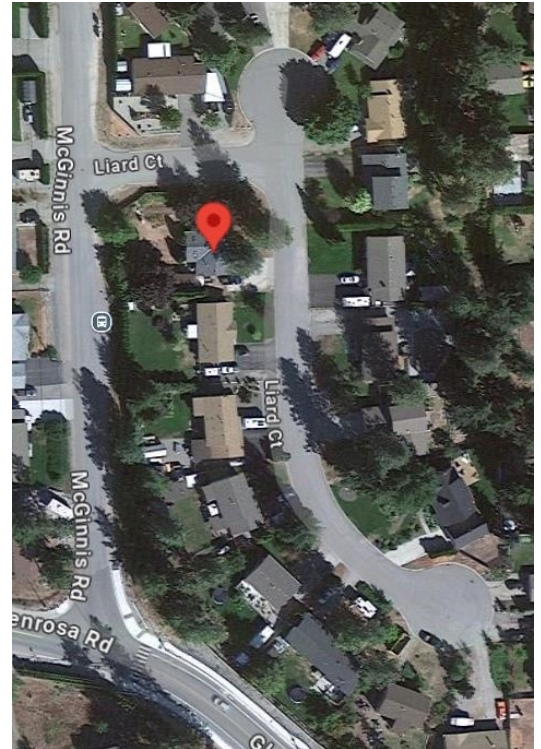
- Covered Patio
- Open Patio with room for a Hot tub - Electric is available
- Garden Area
- Greenhouse
- Beautiful Foliage
- Firepit
- Sitting areas



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## Excellent Neighbourhood

- This is a no through road with double cul-de-sacs

## Workshop/Garage

- Currently being used as a workshop but could easily be converted to a garage if desired
- There is a garage door
- Has 110 Wiring
- Separate Man door for easy access

## Parking

- Lots of parking space including room for an RV/ Travel Trailer

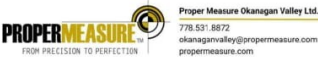




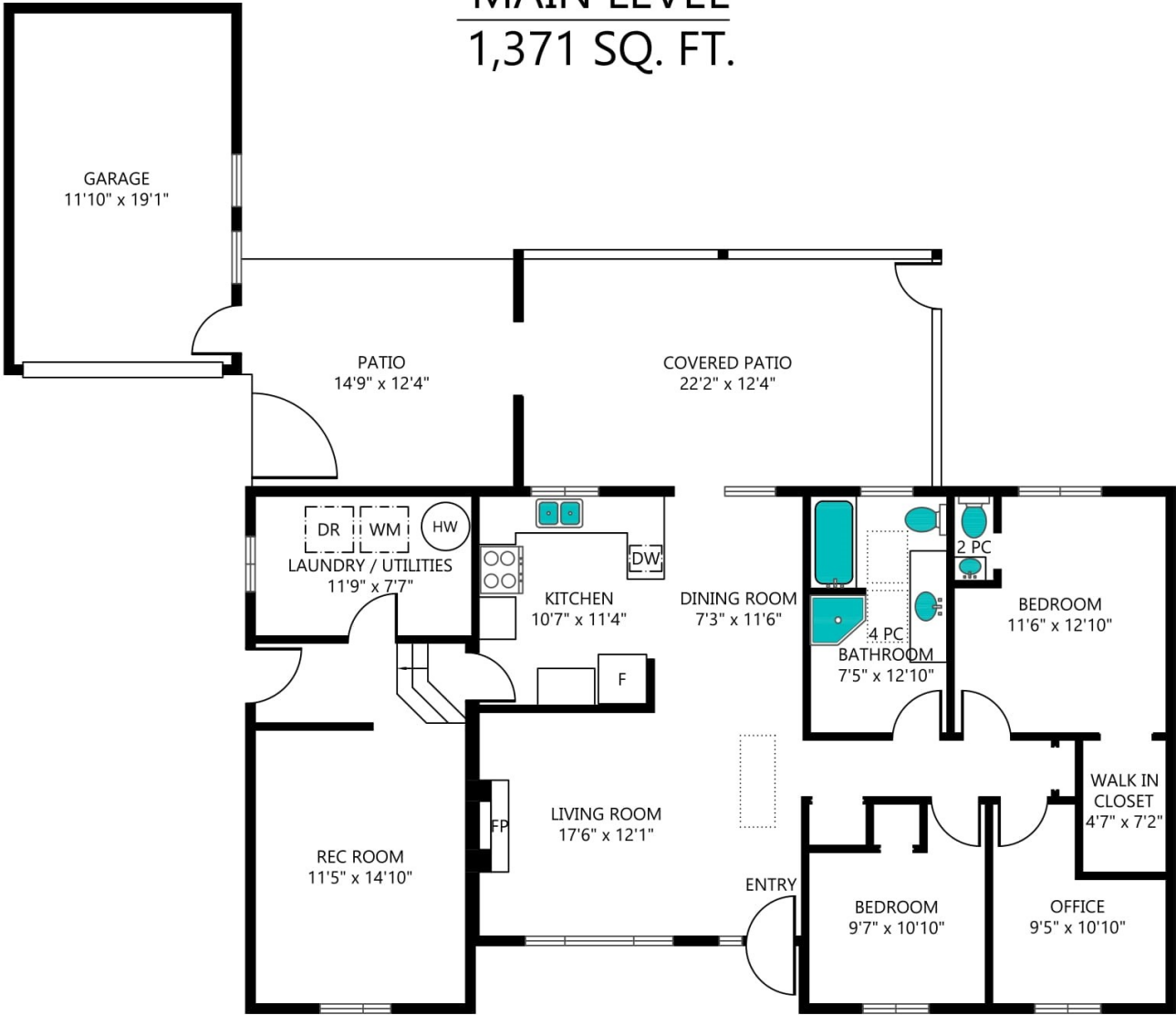
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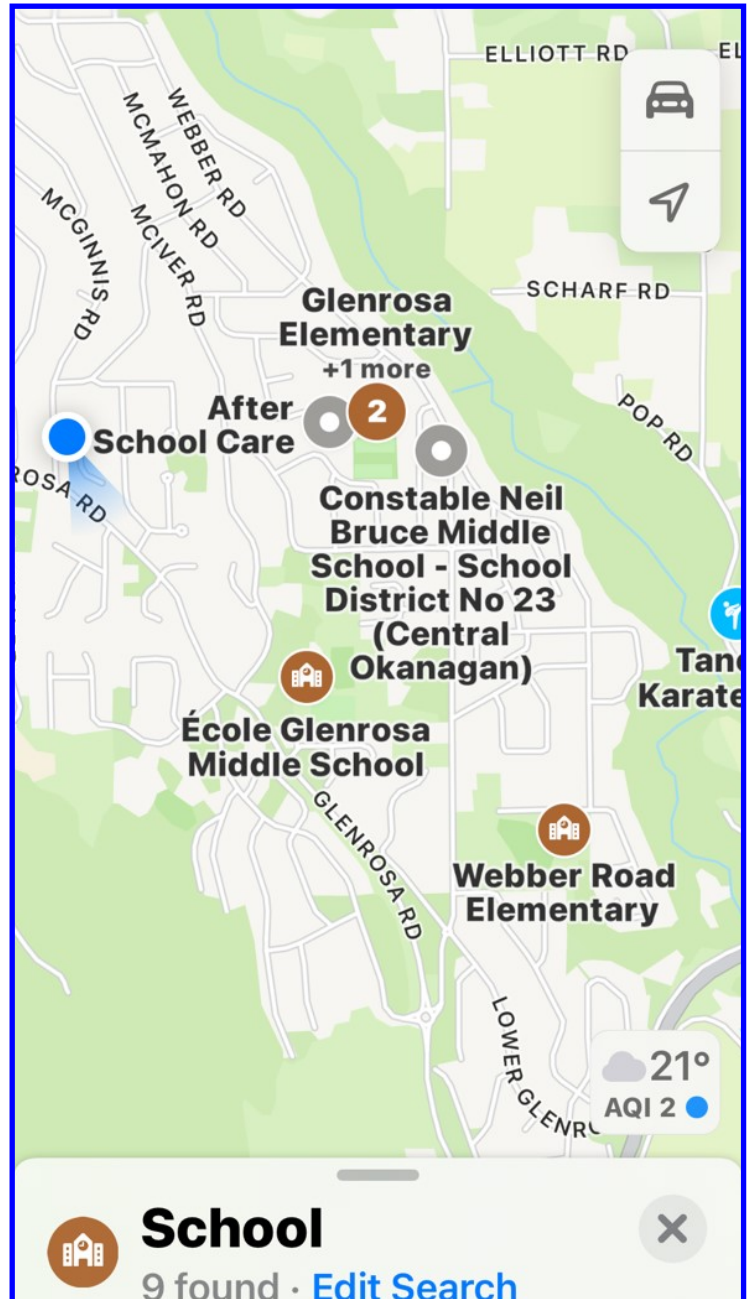
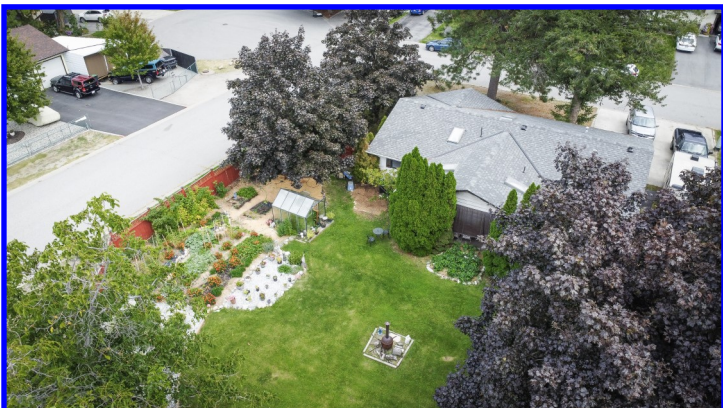
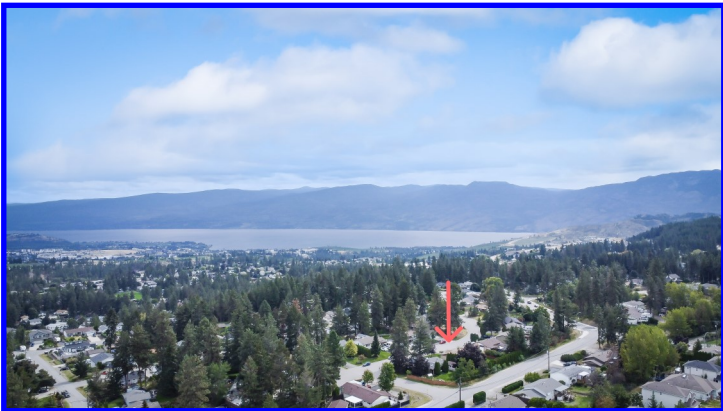
MAIN LEVEL  
1,371 SQ. FT.



3418 LAIRD COURT, WEST KELOWNA, B.C. - V4T 1B6 SEPTEMBER 9, 2024 PREPARED FOR THE EXCLUSIVE USE OF - TAMMY ANTROBUS - FAIR REALTY PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL VERIFY ON SITE COPYRIGHT OF PROPER MEASURE OKANAGAN VALLEY LTD. RESALE OR MODIFICATIONS WITHOUT AUTHORIZED CONSENT IS PROHIBITED.		LEVEL	AREA (SQ. FT.)		
			FINISHED	GARAGE	PATIOS
		MAIN	1,371	258	462
		TOTAL	1,371	258	462



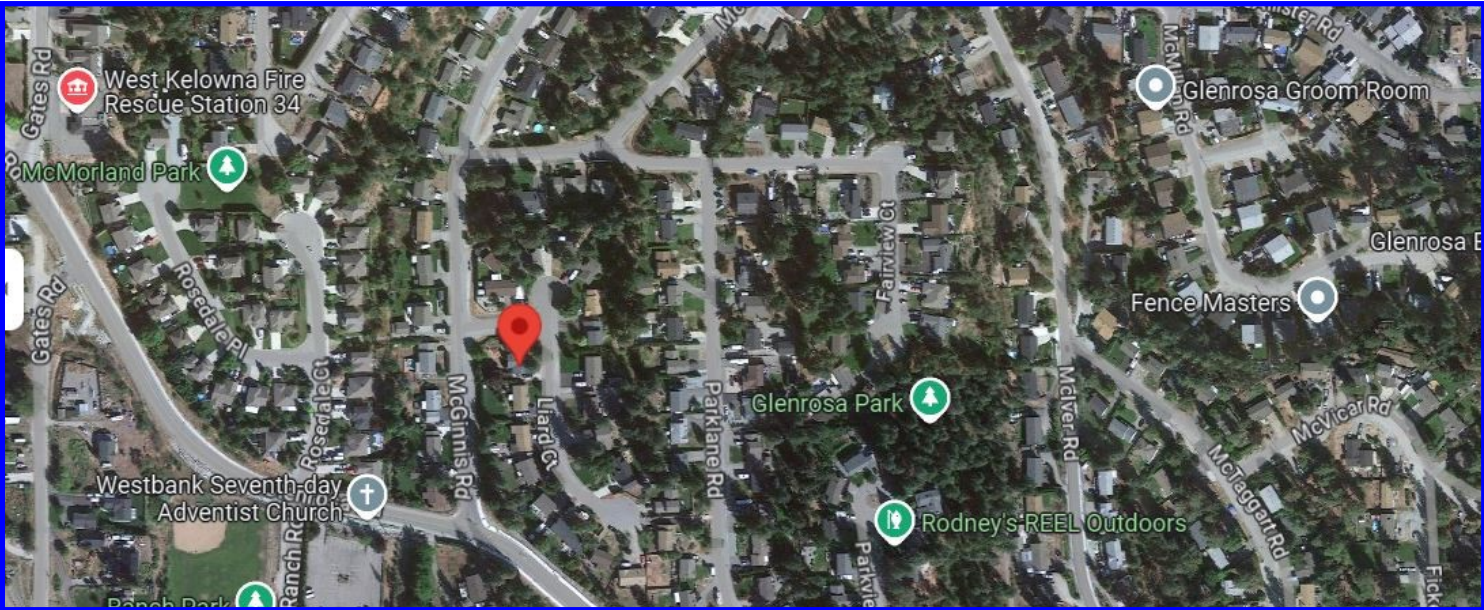
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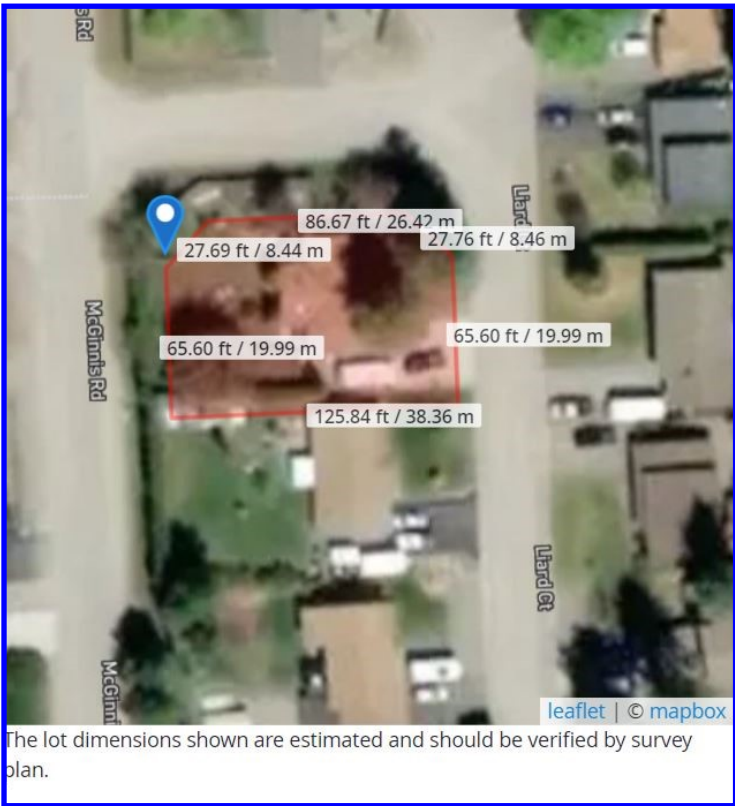
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STYLE	Rancher	FINISHED FLOOR AREA	1,371sq ft
YEAR BUILT	1983	LOT SIZE	.238 Acres
DETACHED GARAGE	1 Car/Workshop	HEAT	Natural Gas Forced Air Furnace
VIEWS	Mountain View	AIR CONDITIONING	Central Air
FIREPLACE	Natural Gas	TAXES	\$3,392 (2024)
		ZONING	R1 (Residential)



The lot dimensions shown are estimated and should be verified by survey plan.



**Tammy Antrobus, REALTOR®**

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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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**FAIR REALTY**