



compliments of:

TAMMY ANTROBUS, Realtor®



**A FIXER-UPPER WITH TWO
SEPARATE SUITES**



**PRICED TO REFLECT NECESSARY
UPGRADES \$575,000**

MLS® 10304990

13609 SPENCER AVE
SUMMERLAND, BC V0H 1Z0

Go to <https://www.tammyantrobus.com/13609-spencer-ave> to view a
walk-through video of the interior of the house

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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, 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



Are you looking for a project with excellent potential? The original house was split into two separate living units, but the electricity is all on one feed.

It needs a full renovation but is priced to accommodate the required repairs.

Although there are only 2 actual bedrooms, there are several options to create 2 or more bedrooms. There are 2 bathrooms on one side and 1 on the other with the ability to add a 2nd one if desired. There is a central room with 2 furnaces. This room is also large enough to accommodate a central laundry area and/or an additional bathroom. The roof and gutters were replaced in 2021.

It has road frontage on both sides and is in an area designated for future Medium Density Zoning. The current zoning is RSD1.

Located within walking distance of schools, shopping and recreation.

There is tons of potential here. If you have renovation ability and experience with flipping this is the project for you.

FEATURES

INTERIOR

- 2 Separate living residences
- 2 Separate formal entries
- 1 Bedroom in each space but plenty of options to add more

OUTDOOR SPACE

- The side yard is a good sized space and is shaded
- There is enough space on both sides to create driveways
- A covered balcony on the Spencer Side
- A Newer Deck on the Dickson Side

LOCATION

- Walking Distance to Shopping, Dining and Recreation
- Close to schools
- In an area designated for future medium density

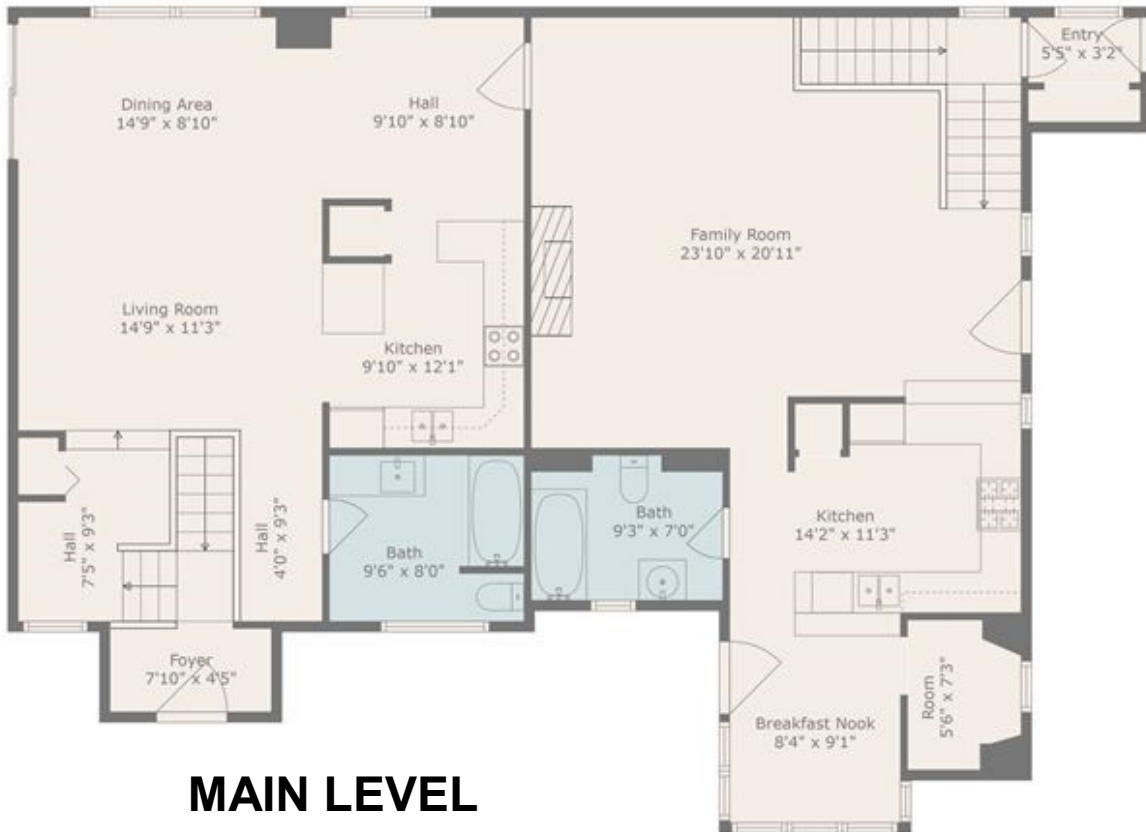
EXTRA FEATURES

- Set up more like a Duplex
- Access to lower level from the exterior
- Attached exterior storage for yard equipment
- A shared Mechanical / Furnace room is centrally located
- 2 Furnaces, 2 Hot water tanks and 2 Electric Panels

**THE ROOF WAS
REPLACED IN 2021**

DICKSON RD

SPENCER AVE



TOTAL: 2717 sq. ft.
 FLOOR 1: 1113 sq. ft., FLOOR 2: 1604 sq. ft.
 EXCLUDED AREAS: STORAGE: 263 sq. ft., ELECTRICAL ROOM: 300 sq. ft.
Measurements Are Calculated By Cubicore Technology. Deemed Highly Reliable But Not Guaranteed.

Living Room

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

Dining Room

- There are two areas suitable for dining space
- Sliding doors lead to the deck

Kitchen

- The size of the kitchen is great for a good functional design

Bathroom

- A large 4Pce Bathroom with tub/shower combo
- Plenty of space to create an elaborate bathroom

Living Room

- Bright and Spacious living area
- Wood fireplace feature (not been used in years)
- French doors lead to the covered balcony

Dining / Eating Nook

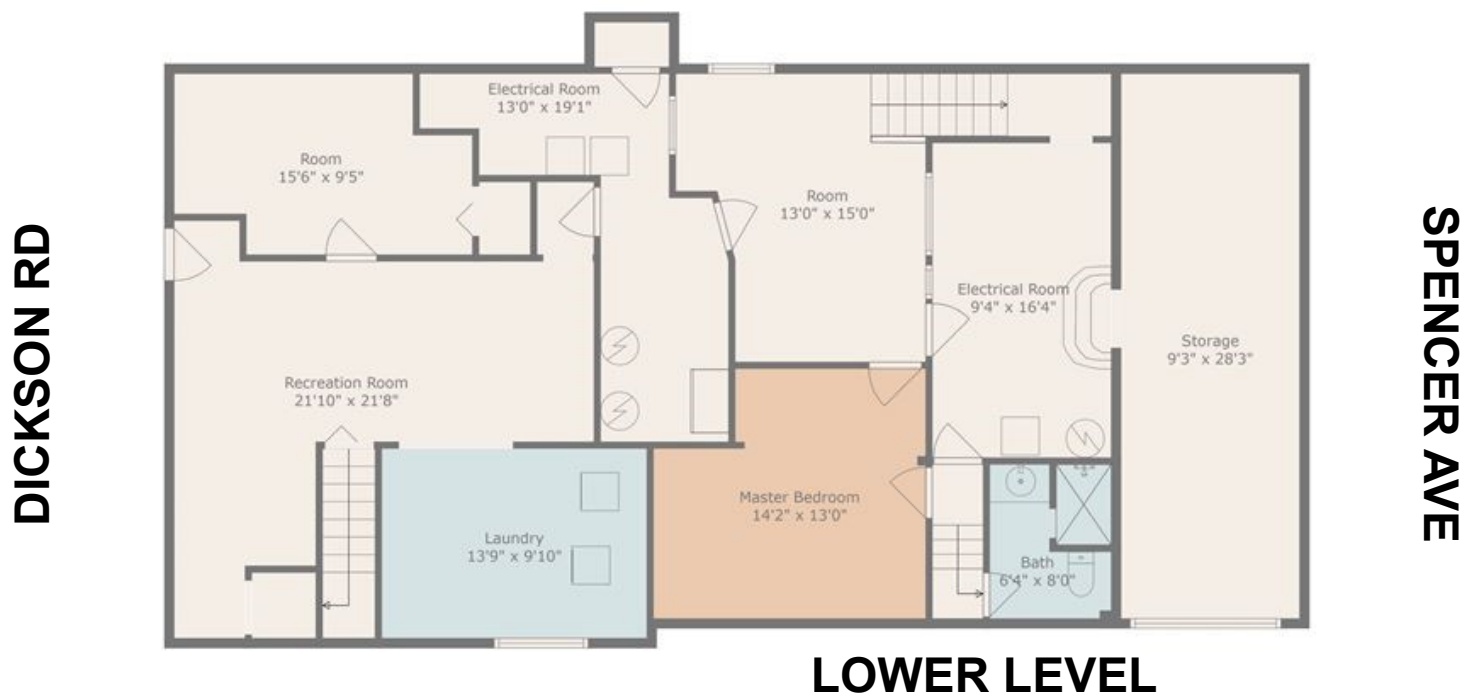
- Eating nook is just off the kitchen
- A formal dining area could be utilized in part of the living area by the stairs

Kitchen

- The kitchen is a good size and has a good layout with eating bar

Bathroom

- This is a large bathroom with a clawfoot tub
- Huge potential for excellence here



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Recreation Room

- This large room has an office area and access to under stair storage

Bedroom

- Listed as Room on the floor plan but is a good sized bedroom with closet

Laundry Room

- Although this is currently a laundry room it is an ideal location for a bedroom

Electrical/Furnace/Utility

- This is a shared mechanical room
- Shared laundry could be created here
- And/or the installation of another bathroom

Storage Room

- There is access to the exterior storage area from this room

Recreation Room

- Listed as Room on the floor plan but is a great space as a rec room

Master Bedroom

- This is a great sized bedroom
- The closet does not have a door but easily installed
- There is a window in this room even though it is not shown

Optional Room

- Shown as an electrical room but could easily be utilized for other space
- The Hot water tank for this side is here but could be transferred to the central area

Storage Room

- This would be an excellent space to create another bedroom with W/I closet

Bathroom

- This 3Pce bathroom (walk-in shower) can be accessed from 2 separate areas

13609 SPENCER AVE, SUMMERLAND

STYLE	Split Level	FINISHED AREA	2,717 sq ft
YEAR BUILT	1948	UNFINISHED AREA	563 sq ft
VIEWS	Mountain View	LOT SIZE	.14 Acres
HEAT	Natural Gas Forced Air Furnace	TAXES	\$2,794 (2023)
FIREPLACE (Wood)	Not Certified	ZONING	RSD1

DICKSON SIDE Upper Floor

LIVING ROOM	14-9 x 1-3
KITCHEN	9-10 x 12-1
DINING ROOM	14-9 x 8-10
NOOK - LABELLED HALL	9-10 x 8-10
UPPER LANDING	7-5 x 9-3
FOYER	7-10 x 4-5
BATHROOM (3PCE)	9-6 x 8-10

Lower Floor

RECREATIONAL ROOM	21-10 x 9-0
OFFICE SPACE	6-0 x 9-10
PRIMARY BEDROOM	15-6 x 9-5
LAUNDRY	13-9 x 9-10
SHARED MECHANICAL ROOM	6-0 x 19-0
STORAGE	7-4 X 11-4

SPENCER SIDE Upper Floor

LIVING ROOM	23-10 x 20-11
KITCHEN	14-2 x 11-3
BREAKFAST NOOK	8-4 x 9-1
PANTRY	5-6 x 7-3
BATHROOM (3PCE)	9-3 x 7-0
SPLIT LEVEL ENTRY	5-5 x 3-2

Lower Floor

RECREATIONAL ROOM	13-0 x 15-0
PRIMARY BEDROOM	14-2 x 13-0
STORAGE	9-3 x 28-3
BATHROOM (3PCE)	6-4 x 8-0
OPTIONAL SPACE	9-4 x 16-4

Above measurements are approximate. Please verify if important.

OTHER IMPORTANT INFORMATION TO NOTE

DISCLOSURES

This property is being "SOLD AS IS" - Buyer must perform their own due diligence. It is priced to sell with consideration to the required repairs.

APPLIANCES / MECHANICAL

All appliances will be included but there will be No warranty on the condition and operation of the appliances on completion date. No warranty will be included with the Mechanical systems.

ZONING

RSD1 - This house is set up as a Duplex but does not currently meet the Zoning requirements. It is in a Future Medium Density zone on the District of Summerland's OCP

OUTDOOR SPACES



COVERED BALCONY ON THE SPENCER SIDE

- A great space to enjoy some outdoor enjoyment at anytime of the year



NICE SIDE YARD FOR BOTH SIDES TO SHARE

- The side yard could also be separated if desired so each unit could enjoy their own space
- Lots of shade with the lovely trees on



NEWER OPEN DECK ON THE DICKSON SIDE

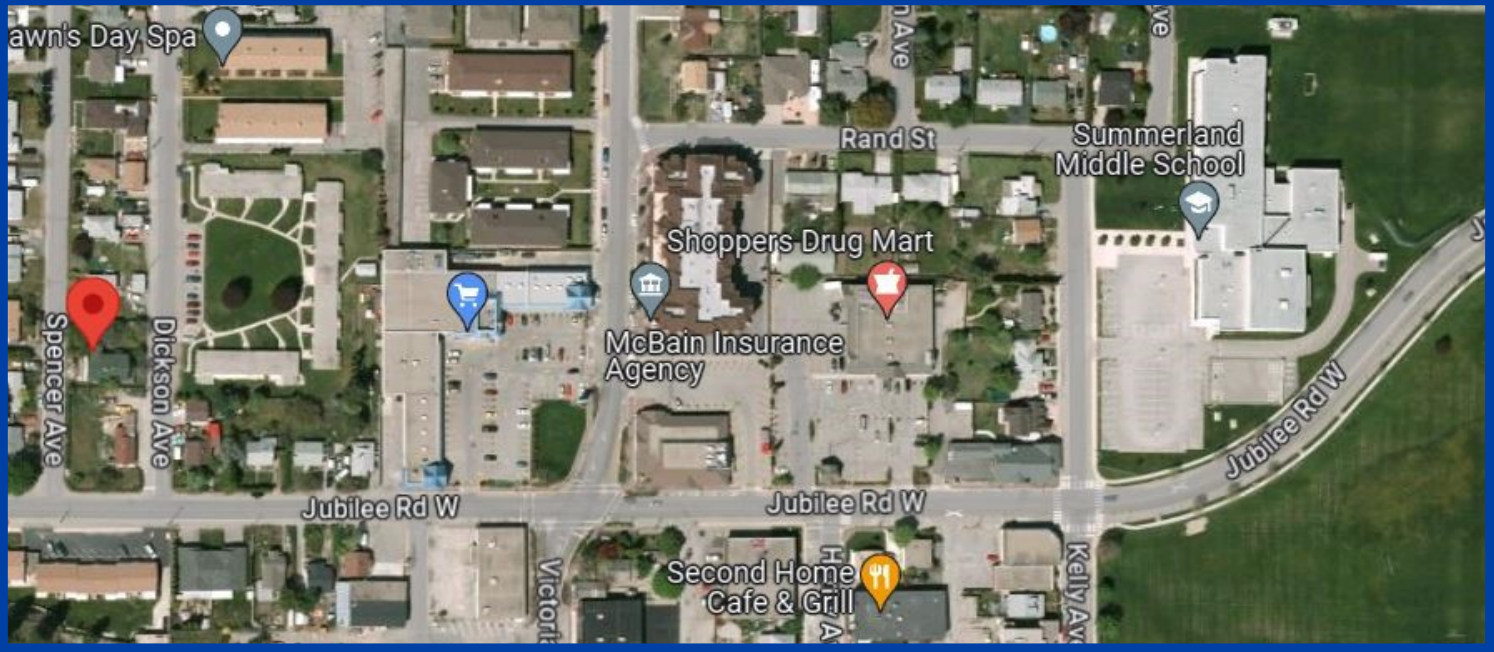
- Open railed deck is in great condition
- Storage underneath
- Basement access below as well



13609 SPENCER AVE, SUMMERLAND



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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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Each Office Independently Owned and Operated

The above information is from sources deemed reliable it should not be relied upon without independent verification.

Not Intended to solicit properties already listed for sale.*