

**AN EXCEPTIONAL RETIREMENT  
OPTION AT A GREAT PRICE**

**FR**  
**FAIR REALTY**



**OFFERED FOR SALE  
FOR \$580,000**

**MLS®  
10340234**

**16-8700 JUBILEE RD**  
Summerland, BC V0H 1Z5

<https://www.tammyantrobust.com/16-8700-Jubilee-Rd>



**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, 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.





## FEATURES

### INTERIOR

- One level townhome
- Beautifully updated
- Vaulted Ceiling
- Bay Windows
- Gas fireplace

### OUTDOOR SPACE

- Covered back patio
- Lovely gardens

### PARKING

- Attached single car garage with lots of storage space

### LOCATION

- An excellent location to downtown

Here is an excellent home for your retirement years.

This one level two-bedroom two-bathroom townhome offers a great floor plan, plenty of space and an attached garage.

The newer kitchen, flooring and paint transpired this house into a home. It should suit anyone's décor tastes.

The small covered back patio offers a fabulous outdoor area for relaxing or barbecuing. And you can still enjoy some gardening if desired.

This lovely community is close to shopping, recreation, dining and the bus route. 55+, and pets allowed with restrictions.





### **Living Room**

- The bright spacious living room presents vaulted ceilings and lots of windows with excellent quality window coverings
- Relax and enjoy some quiet time with a book and the heat from the gas fireplace

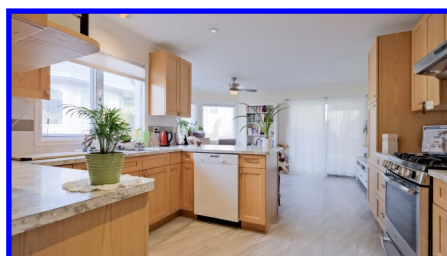
### **Dining Room**

- An excellent space for formal dining with the floor to ceiling bay windows
- Large enough to fit a good sized table and buffet if desired



### **Kitchen**

- This updated kitchen has good quality wood cabinets, plenty of storage and counter space
- It features S/S fridge and gas stove and a breakfast bar at the end of the counter



### **Family Room / Breakfast Nook**

- Located off the kitchen, this room is currently being used as a family room
- But you could use it as a breakfast nook if desired
- Floor to ceiling bay windows
- Sliding glass doors lead to the covered back patio







### Primary Bedroom

- A spacious bedroom with a unique floor plan
- Two closets could be converted into a walk-in closet with very minimal effort

### Ensuite

- A 4pce ensuite with tub/shower combo with glass sliding doors and storage under the sink
- Plus a medicine cabinet

### Bedroom

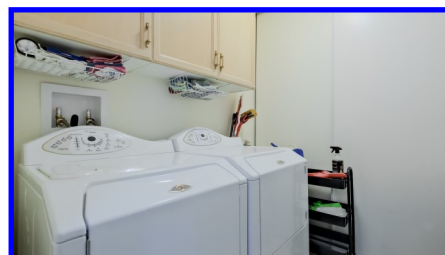
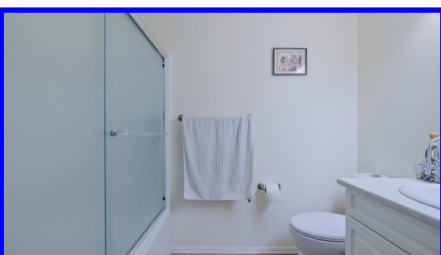
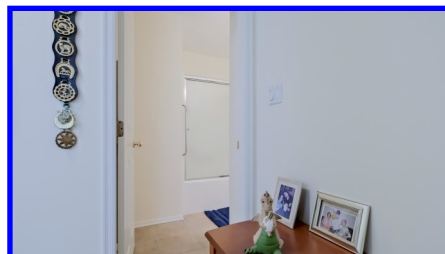
- A bedroom at the front of the house is great for guests or as a hobby room

### Main Bathroom

- This also has a tub/shower combo with sliding glass doors and storage under the sink
- Plus a full linen closet

### Laundry/Mechanical Room

- One of the only homes in the development that has a full laundry room
- Good quality washer and dryer
- There is plenty of storage above the washer/dryer
- It features a laundry sink
- The mechanical systems behind a closet door



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### **Single Car Garage**

- Attached garage that fits a good sized vehicle
- Lots of space around the car for plenty of storage



### **Outdoor Space**

- There is gardening space for you to create and enjoy some outdoor pleasure
- The covered back patio is fairly private
- You are allowed to barbecue here in comparison to other condo style developments



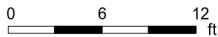
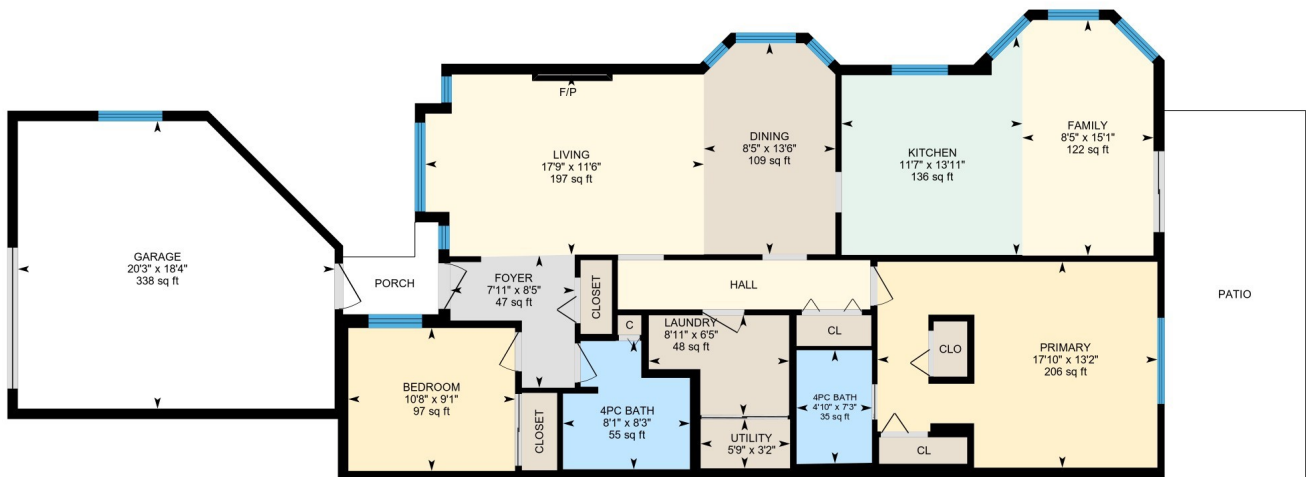
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16-8700 JUBILEE RD, SUMMERLAND, BC V0H 1Z5

16-8700 Jubilee Rd E, Summerland, BC

Main Floor Exterior Area 1351.11 sq ft  
Interior Area 1240.99 sq ft  
Excluded Area 383.94 sq ft



PREPARED: 2025/03/24



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	One level townhome
SCHEDULE OF UNIT ENTITLEMENT	1,219 sq ft
BEDROOMS	2
BATHROOMS	2-4 Pce
WATER	Municipal
SEWER	Municipal
HEAT/ A/C	Natural Gas, Forced Air Furnace & A/C
PARKING	1 Car garage
YEAR BUILT	1991





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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**



**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**

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



**R**  
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