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TAMMY ANTROBUS, Realtor®



WILTSE/VALLEY VIEW FAMILY HOME



**OFFERED AT AN EXCELLENT
PRICE \$919,900**

MLS® 195160

2635 DARTMOUTH DR

Penticton, BC V2A 7S3

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Where DREAMS Come Home



Looking for a fabulous home in a neighbourhood that is close to 3 schools? Here is the perfect home for YOU! 4 Bedrooms, 3 Bathrooms, Entry level walk-up home with a full Basement that could be suited if desired.

The kitchen was updated to a beautiful Medallion kitchen in 2005. There have been other major updates as well including an extension onto the front of the house. Gorgeous lake and mountain views can be enjoyed on the deck off the kitchen.

The .134-acre lot is fully fenced, has raised garden beds to grow your own vegetables.

This home backs onto a cul-de-sac giving it a feeling of space. It is in a great location to schools and shopping in the Wiltse/Valleyview area.

Wheelchair accessible with the lift at the back off the deck plus there is a stair climber to the top floor on the inside.

There is a double garage and lots of open parking, RV sani-station and Public transport nearby.

SPECIAL FEATURES

PROPERTY

- .134 Acres
- R2 Zoning

LOCATION

- Backs on a Cul-de-Sac
- Unobstructed View - No Power Lines in Sight
- Public Transportation at the Corner of Pineview/Dartmouth
- 3 Schools Nearby - Kindergarten to Grade 12

INTERIOR FINISHING

- Medallion Kitchen - Well designed with lots of Storage & Counter Space
- Large Living Spaces
- Double Sided Fire-place
- In-floor Heating in the Laundry Room and Bathrooms

OUTDOOR SPACE

- A Deck off the Kitchen
- The Hot Tub is also on the Deck
- Xeriscape Landscaping at the Front
- Nice Plush Grass at the Back
- Fully Fenced Yard
- Raised Garden Beds
- RV Dump Station

HANDI-CAPPED ACCESSIBLE

- Wheelchair Lift off the Back Deck
- Stair Climber Inside to the Upper Floor

SUITE POSSIBILITIES

- The Lower Level could be Converted into a Suite with a Separate Entrance

**ENJOY BRIGHT SPACIOUS
MAIN FLOOR LIVING
SPACES**

Living Room

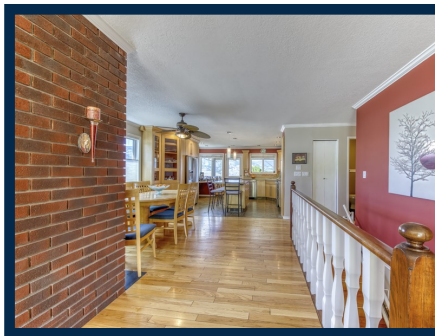
- This large living room has beautiful hard wood floors
- The double sided fireplace is a great focal point
- Arched windows give the home a little extra charm

Dining Room

- Located between the kitchen and living room
- The double sided gas fireplace creates the perfect ambiance for a romantic meal

Kitchen

- This beautiful Medallion kitchen was designed for maximum functionality
- There is lots of storage and work space
- The center island is the perfect meal prep area as well as a great sitting area for an informal meal





MAIN FLOOR

PRIMARY BEDROOM

- A lovely room with hardwood floors, warm colours and garden doors to the deck
- The closet is a good size with mirrored closet doors

ENSUITE

- An adjoining 3pce ensuite in the Primary Bedroom has in-floor heat, lots of storage and a decent sized shower



BEDROOM #1

- Here is an ideal bedroom for a child. Close to the Primary Bedroom and the Main Bath.
- It will fit a queen sized bed if desired
- It has a good sized closet, and a ceiling fan



BEDROOM #2 / OFFICE

- Currently set up as an office but it would be great as a 3rd main floor bedroom as well.
- It is large enough for a twin/ double bed and it has a good sized closet
- Also close to the Primary Bedroom and Main Floor Bath





LOWER LEVEL

FOYER

- This welcoming Foyer offers fabulous space to gather for hellos and good byes
- The stone entry is an easy care floor for those messy weather entrances

FAMILY ROOM

- The family room is set up perfectly for entertaining
- There is a gas fireplace to keep you cozy on a cold night
- Garden doors lead to the covered patio area and beautiful back yard.



LOWER LEVEL BEDROOM

- Here is the perfect room for guests or an older child
- It has a nice sized closet
- Fits a queen sized bed



LAUNDRY ROOM

- A nice large laundry room with lots of storage and room for a sewing/art center if needed
- Access to the back yard allows you to use it as a mud room
- And the Murphy Bed gives you flex space if you need an extra bedroom for guests



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MAIN FLOOR BATHROOM



LOWER FLOOR BATHROOM



STAIRS TO UPPER LEVEL



UPPER HALLWAY



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RELAXING OUTDOOR SPACES



GARAGE



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ROOM MEASUREMENTS

MAIN LEVEL

LIVING ROOM	14-6 x 16-4
KITCHEN	12-0 x 14-6
DINING ROOM	10-0 x 12-6
MASTER BEDROOM	11-10 x 12-4
ENSUITE	1-11 x 7-6 (3pce)
BEDROOM	9-0 x 9-4
BEDROOM	8-8 x 11-0
BATHROOM	6-6 x 7-6
DECK	10-0 x 28-2

LOWER LEVEL

FAMILY ROOM	12-6 X 20-6
BEDROOM	9-0 X 12-6
LAUNDRY ROOM	9-7 X 13-6
FOYER	6-0 x 12-3
GARAGE	18-6 X 22-6

All measurements approximate. Buyer should verify if important.

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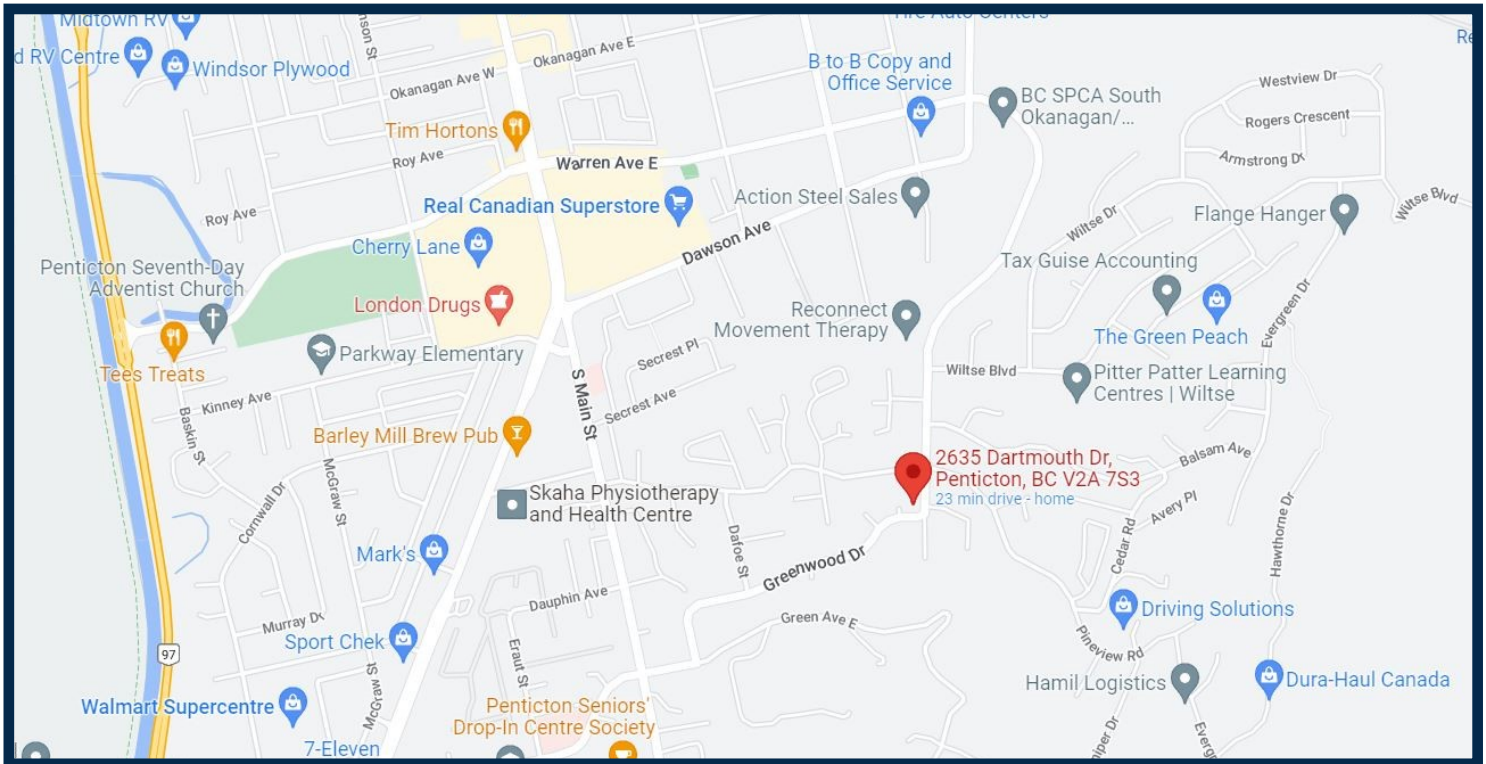


ALL MEASUREMENTS ARE APPROXIMATE. BUYER TO VERIFY IF IMPORTANT

PROPERTY SPECIFICATIONS

BEDROOMS	4 Bedroom	HEAT	Forced Air Furnace
BATHROOMS	3	FUEL	Gas
HOUSE STYLE	2 Storey Walk-up	TAXES	\$3,215.68 (2022)
FINISHED FLOOR AREA	2,167	ZONING	R2
BUILT	1983	P.I.D.	003-610-951
LOT SIZE	.134 Acres	SUB AREA	Wiltse/Valley View
COVERED PARKING	2 Covered Spaces	WATER	Municipal
VIEWS	Lake and Mountain View	SEWER	Connected

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A place to stay forever! Nestled between two lakes, *Penticton* enjoys long, hot summers, dry winters and more than 2000 hours of sunshine each year.

WELCOME TO PENTICTON

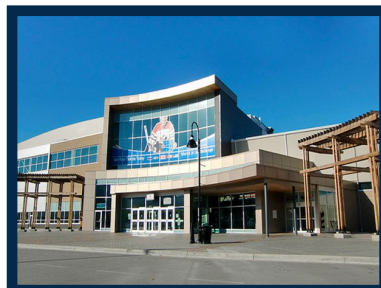
Penticton is one of just two cities in the world situated between two lakes. Beaches and water fun are part of the summer culture here – dive in like a local and get wet. Okanagan and Skaha Beaches feature nearly 15 acres of premium, sandy beach and swimming areas. Along with all of the year-round outdoor recreational activities available, agriculture has been an important contributor to Penticton's livelihood. There are over 80 wineries in the Penticton area, 7 (soon to be 8) craft breweries, 2 cideries and 3 distilleries all within easy walking or biking distance of the downtown core.



Pine Hills Golf



**Okanagan Lake
Beach**



**South Okanagan
Events Center**



Penticton River Channel

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For more property information go to:
www.TAMMYANTROBUS.COM



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needs with patience, professionalism and expertise**



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Not Intended to solicit properties already listed for sale.*