



compliments of:

TAMMY ANTROBUS, Realtor®



**A LAKEVIEW LOT WITH ONLY
MINUTES TO THE LAKE**



**OFFERED AT AN EXCELLENT
PRICE \$135,000**

MLS® 10305689

10490 PINECREST RD
VERNON (FINTRY), BC V1H 2B1

<https://www.tammyantrobus.com/10490-pinecrest-rd-fintry>

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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

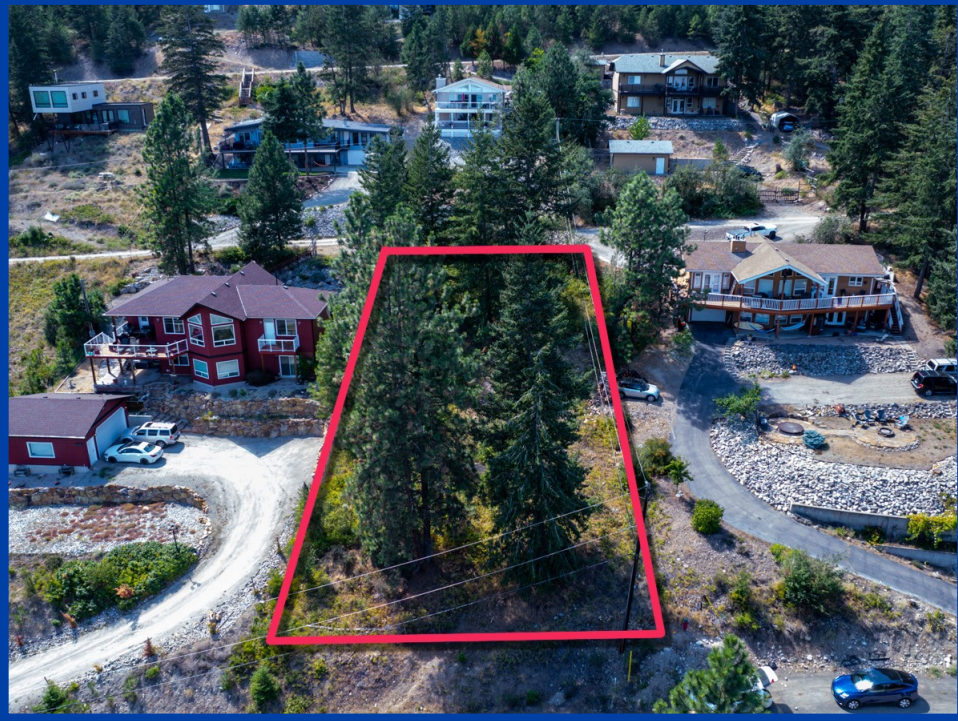
Under section 42 of the Property Law Act, buyers of residential real property are entitled to rescind (cancel) a Contract of Purchase and Sale by serving a written notice on the seller within the prescribed period and in the prescribed manner. The ability to cancel is called a rescission right.

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.

A LOT THAT WOULD SUIT ANY STYLE OF HOME



FEATURES

- Lake View
- Mountain View
- Sloping Lot
- Access from the Top and Bottom
- Municipal Water
- Beach Nearby

BUILDING SCHEME

- No Mobile Homes
- Prefabricated Homes OK
- No Poultry or Livestock

Please read the full registered Building Scheme for additional information

Build your dream home on this magnificent quarter acre Lake and Mountain View lot at Westshore Estates.

Design your home to take advantage of the view. With access from the top and the bottom, a level entry rancher would be ideal.

There could be excellent parking on the lower side with a separate garage as well.

Located just a few minutes' walk from beach access on the Westside of Okanagan Lake.

If you are an outdoor enthusiast, this area is the ultimate choice. Enjoy miles of back country trails for ATVing, hiking or sledding.

La Casa General Store is only 10 minutes down the road. Vernon is 32 minutes and Kelowna is 46 minutes to shopping.

This area is on municipal water but would require a septic system. Water and electric services are at the lot line. Gas is not available.

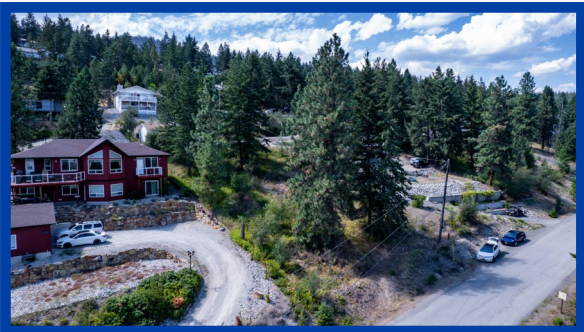


Sloping Lot

- This slight slope is an ideal layout to build a level entry rancher with walk-out basement.
- Maximize your lakeview through the design of your home.

Fire Protection

- There is fire protection in the whole area but most importantly there is a fire hydrant right on the corner of this lot

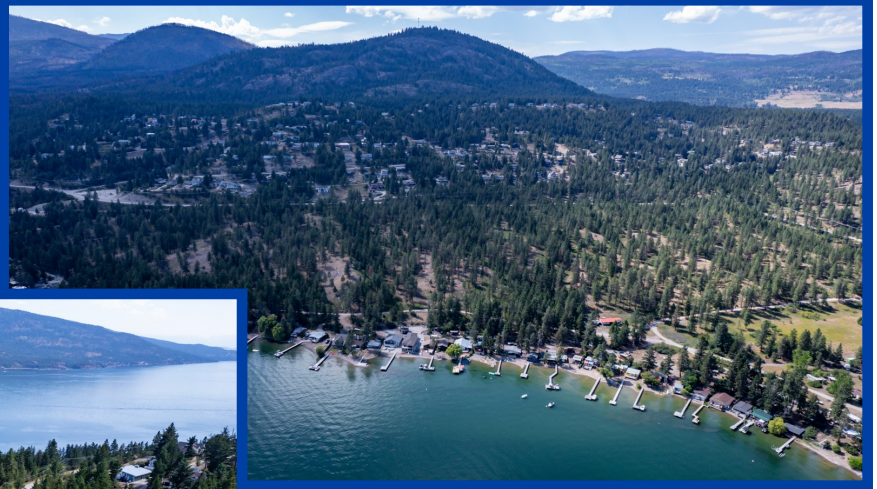


WESTSHORE ESTATES

10490 PINECREST RD, VERNON, BC V1H 2B1



Lake & Mountain Views



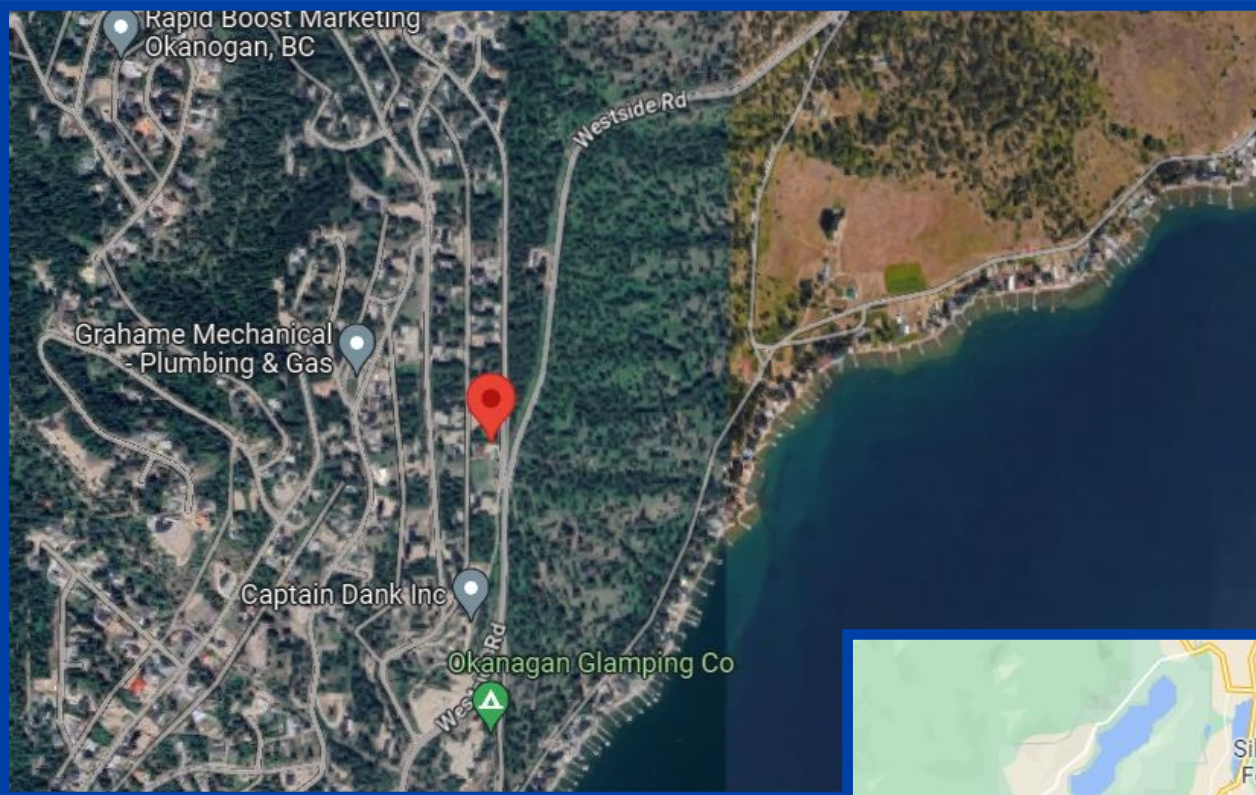
Walk Minutes to Beach Access

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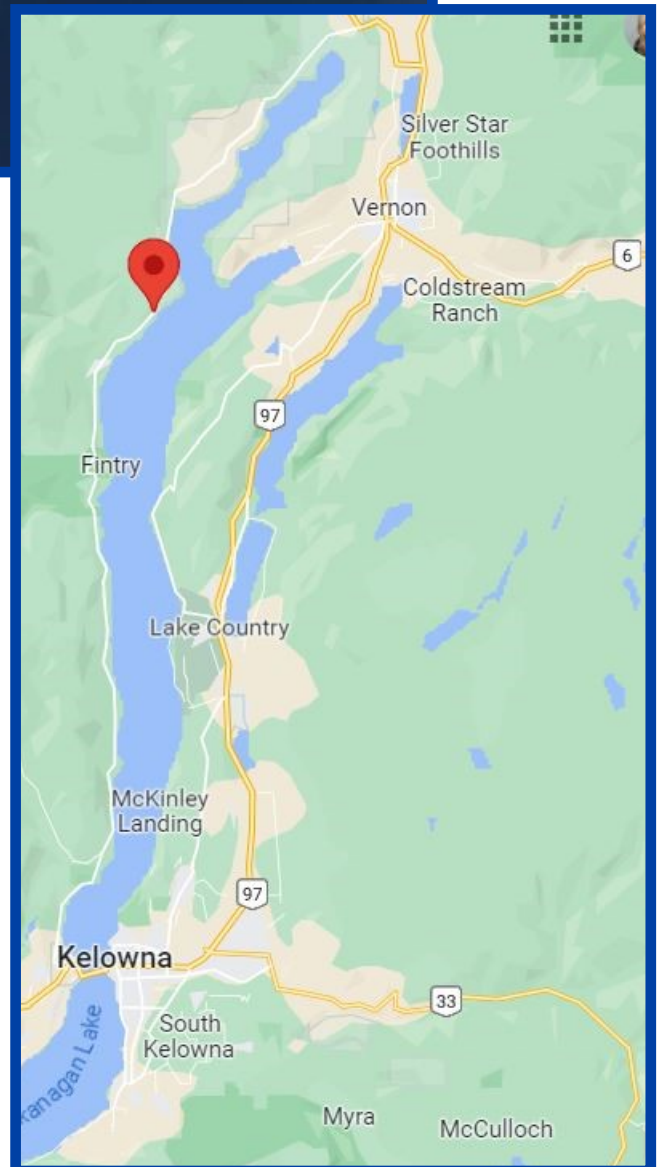


Directions From West Kelowna - 44 mins

- Head northeast on Hwy 97 N toward Boucherie Rd/Horizon Dr **2.7 km**
- Take the Westside Rd exit..... **300 m**
- At the roundabout, take the 3rd exit onto Westside Rd..... **43.4 km**
- Slight left onto Pinecrest Rd **87 m**
- **Destination will be on the left**

Directions From Vernon - 32 mins

- Head north on 31 St toward 35 Ave..... **350 m**
- Turn left onto 39 Ave **90 m**
- Turn right at the 1st cross street onto 32 St/Okanagan Hwy/BC-97 N - Continue to follow Okanagan Hwy/BC-97N **8.5 km**
- Use the right lane to take the BC-97A N ramp to Kamloops **350 m**
- Turn left onto BC-97 N **5.6 km**
- Turn left onto Westside Rd (signs for Westshore/Fintry/Killiney) **22.1 km**
- Turn right onto Pinecrest Rd **87 m**
- **Destination will be on the left**



FINTRY PARKS

<https://bcparks.ca/fintry-park/#:~:text=Fintry%20Park%20includes%20360%20hectares,surrounding%20mountains%20and%20deep%20canyons>



Fintry Park includes 360 hectares of the former Fintry Estate, a heritage site with a colourful history. From the delta area to a forested area made up of ridges and deep slopes, this park offers two dramatically different topographical areas. There is over 2km of waterfront with surrounding mountains and deep canyons. Shorts Creek passes through a deep canyon creating a series of waterfalls and deep pools. With almost two kilometres of waterfront property, the park has opportunities for camping, swimming, fishing,

canoeing, kayaking, hiking, and wildlife viewing. Recreational users can enjoy the natural sand beach while wildlife viewers can hike the Canyon trail and view a variety of birds, small mammals, deer, and bighorn sheep in the higher regions.

Historical features throughout the park include the Manor House, the octagonal barn and several other farm buildings. A small wetland area located south of the Packing House, a portion of lakeshore and the Shorts Creek corridor and canyon below Westside Road are designated special feature-natural conservation areas. Notable features within the zone include a large eagle's nest, old growth cottonwoods, and several wildlife trees, Shorts Creek waterfall and kokanee spawning grounds. The Fintry Manor House, garden, the barns, remnant power generation, and irrigation systems are special heritage features.

- Fintry Protected Area was established on April 18, 2001, to enhance the ecological viability of the existing park. This protected area protects important California bighorn sheep habitat and provides increased representation of the North Okanagan Basin ecosection by capturing an increased elevational gradient as well as providing a spectacular canyon and hiking and viewing opportunities.



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



RE/MAX® Orchard Country

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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.*