



compliments of:

TAMMY ANTROBUS, Realtor®



**AN IDEAL FAMILY HOME IN
THE PERFECT LOCATION**



**OFFERED AT AN EXCELLENT
PRICE \$749,900**

MLS® 192560

12236 SAUNDERS CRES

Summerland, BC V0H 1Z8

<https://www.tammyantrobus.com/12236-saunders-cres>

(250) 488-0804

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Enjoy a Quiet Private Back Yard



Here is an ideal family home. It offers 4-bedrooms and 2 full bathrooms. It has been lovingly maintained and has good quality finishing.

The gorgeous Medallion oak kitchen still presents like new. New hardwood floors have been installed throughout the main floor and the bathrooms have been updated.

The back deck is great for large gatherings and leads down to the fabulous private back yard.

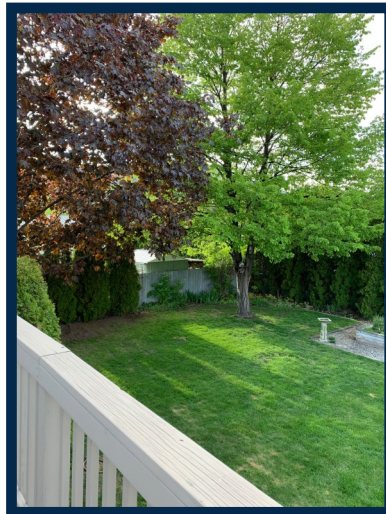
It's located on a quiet Crescent walking distance to the Giants Head Elementary School as well as the middle and high schools, shopping, dining, recreation, and all other amenities.

The single car garage has a garage door at the front as well as the back to accommodate the lawn mower.

There is also a storage/ garden shed at the back.

The gas furnace is new and there is central A/C. Heating costs are \$90.00/mth on an equal payment plan.

This home is move-in ready.



SPECIAL FEATURES

PROPERTY

- .20 Acres
- Private, fully fenced back yard
- Excellent Curb Appeal

CONSTRUCTION & EXTERIOR

- Framed Construction
- Aluminum Windows but all in good condition
- Tar and Gravel Roof
- Stucco Siding

INTERIOR FINISHING

- Good Quality Hardwood and Tile on the main Floor
- Solid Wood Kitchen Cabinets
- An Excellent Floor Plan with Spacious Rooms

OUTDOOR SPACE

- A Large Deck that leads to the Back Yard
- Lots of Room for the Kids to Play
- Garden Shed

MECHANICAL SYSTEMS

- Forced air gas furnace
- Central Air conditioning





MAIN FLOOR LIVING

Foyer

- Feel warm and welcome the moment you enter this split level home

Living Room

- This is a beautiful spacious living room with tons of light through the oversized Picture Window
- Enjoy gorgeous mountain Views while you relax and enjoy life

Dining Room

- Perfectly situated for breakfast, lunch and dinner
- Make it as formal as you want, when you want

Kitchen

- This gorgeous Medallion kitchen that has been meticulously maintained
- You will enjoy tons of storage and work space
- The Dishwasher was just replaced a couple of months ago



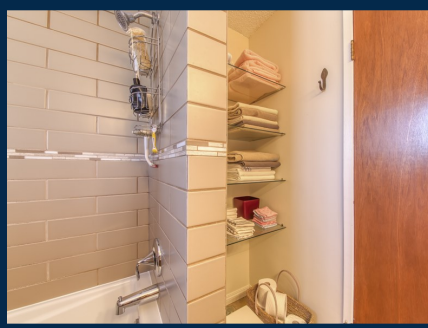


MASTER BEDROOM

- A Bright spacious bedroom
- Plenty of space for a King sized bed
- South facing
- It has a good sized closet

MAIN FLOOR SECOND BEDROOM

- An ideal bedroom for your youngest child
- Located next to the Master and the main floor bath
- It has a good sized closet
- And space for other bedroom furniture



MAIN FLOOR BATHROOM

- Updated with new fixtures and counter top
- Glass shelves for storage



FAMILY ROOM

- The perfect space for the kids to enjoy their own activities
- It is a lovely bright room with great windows



LOWER LEVEL SOUTH BEDROOM

- Great for an older child
- It offers a little bit more space
- Has a good sized closet



LOWER LEVEL NORTH BEDROOM

- An ideal guest/child's bedroom

LOWER LEVEL BATHROOM

- 4 PCE Bathroom with Tub/ Shower combo
- It has storage for linens etc.
- New Toilet





UTILITY ROOM

Laundry

- Washer/Dryer
- Double Utility Sink

Another 220 Wired Stove

- Perfect for summer canning

UTILITY ROOM

Storage Space

- Other Appliances
- Winter Gear
- Miscellaneous Stuff



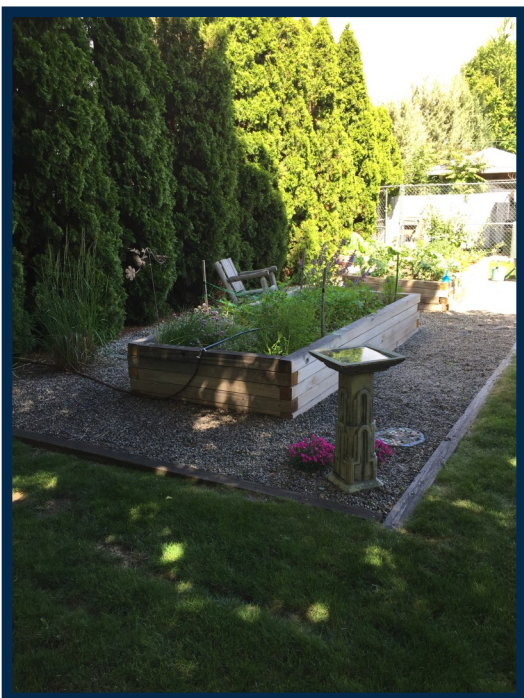
UTILITY ROOM

Mechanical

- High Efficiency Furnace
- Hot Water Tank
- Built in Vacuum

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OUTDOOR SPACES



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ALL MEASUREMENTS ARE APPROXIMATE. BUYER TO VERIFY IF IMPORTANT

ROOM MEASUREMENTS

MAIN LEVEL

LIVING ROOM	17-9 X 15-2
KITCHEN	11-6 X 12-0
DINING ROOM	12-0 X 9-0
FOYER	7-3 X 9-0
MASTER BEDROOM	11-2 X 14-6
MAIN FLOOR BATHROOM	(4pce)
BEDROOM / DEN	11-2 X 11-2

LOWER LEVEL

FAMILY ROOM	14-8 X 17-3
BEDROOM	10-6 X 14-2
BEDROOM	10-6 X 10-6
BATHROOM	(4pce)
UTILITY ROOM	11-4 X 20-10
GARAGE	12-0 X 27

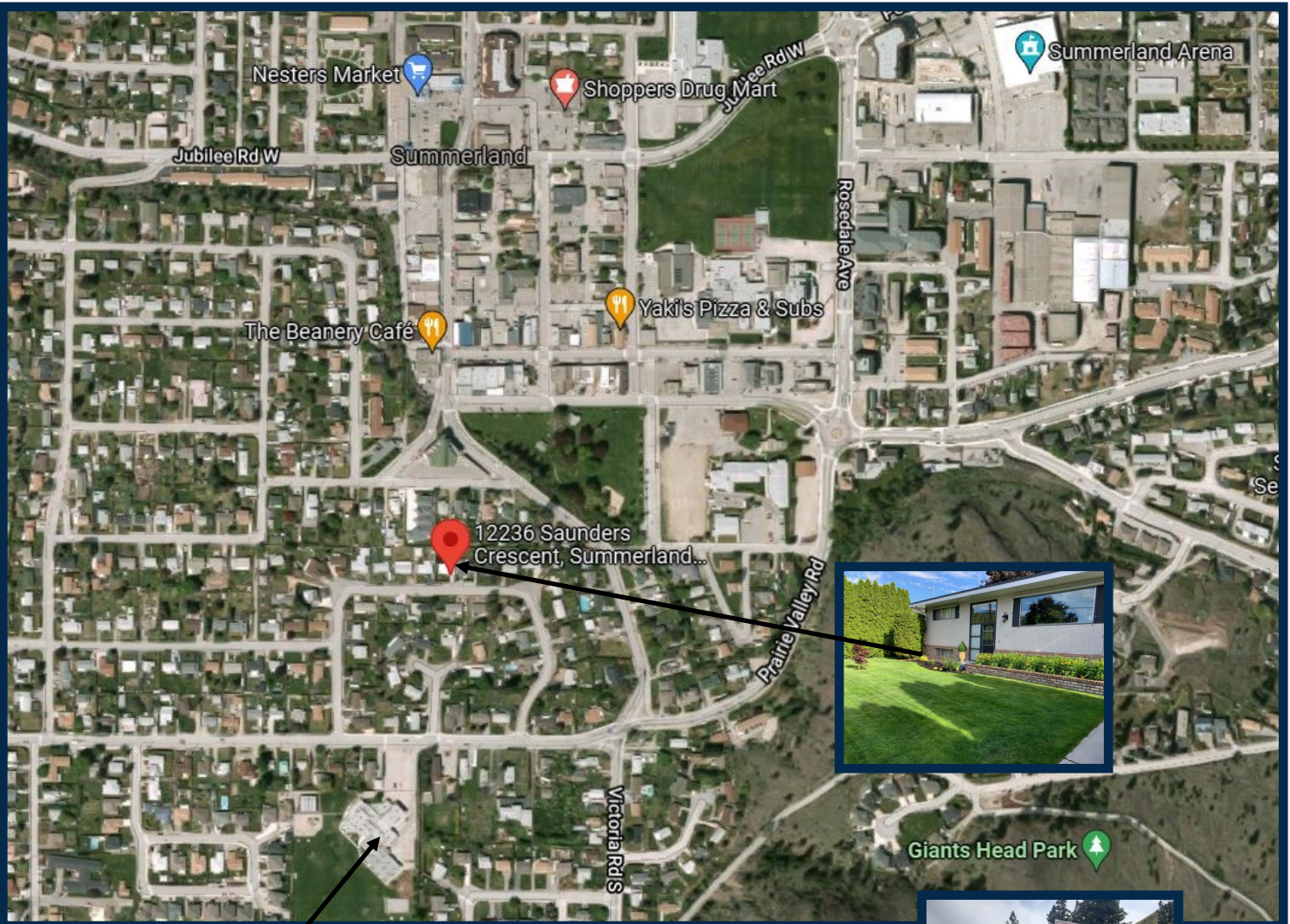
All measurements approximate. Buyer should verify if important.



PROPERTY SPECIFICATIONS

BEDROOMS	4	HEATING & A/C	Forced Air Furnace & Central A/C
BATHROOMS	2	FUEL	Natural Gas
HOUSE STYLE	1 Storey with Basement	TAXES	\$2,934.34 (2021)
FINISHED FLOOR AREA	2,296 sq ft	ZONING	RSD1
YEAR BUILT	1969	P.I.D.	008-372-811
LOT SIZE	.20 Acres	SUB AREA	Main Town Summerland
PARKING	Single Garage plus open Parking	WATER	Municipal
VIEWS	Mountain View	SEWER	Municipal

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Giants Head School

**Minutes to
Downtown
Summerland and Recreational Sites**



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

FOR MORE INFORMATION

www.TammyAntrobus.com

2020 Featured Top Agent

TOP AGENT MAGAZINE

Read the article published November 1st, 2020 on my website at www.TammyAntrobus.com

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TAMMY ANTROBUS, REALTOR®

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I've been expecting you"

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**RE/MAX®
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Each Office Independently Owned and Operated

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Results that
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SRES
where the future takes shape

CONTRACT EXPERTISE

Real estate laws have changed so the process of working with a Seller and a Buyer can be a complicated undertaking unless you have a real estate professional working with your best interest at the forefront.

Whether you are a novice or have experience in the world of real estate I will explain the contract as well as the process so that you are confident that your transaction is going smoothly.

A Contract of Purchase and Sale can be written in such a manner that wouldn't be upheld in a court of law.

Whether you are buying or selling, I will ensure that the contract is written both legally and professionally and will make sure that your specific requirements are met.

Whether you are a Buyer or a Seller, having the right realtor on your side makes a world of difference.

Tammy is the Realtor® to call. Tammy Antrobus, REALTOR®, SRES



TURN YOUR HOME INTO A MIRACLE HOME LIST WITH TAMMY



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For more property information go to:
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**Providing a customized approach to your real estate needs with
patience, professionalism and expertise**



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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.*