



compliments of:

TAMMY ANTROBUS, Realtor®



**A FAMILY HOME WITH A SUITE IN A
QUIET FRIENDLY NEIGHBOURHOOD**



**OFFERED AT A GREAT VALUE
PRICE \$850,000**

MLS® 10301763

11917 MARSHALL CRES

SUMMERLAND, BC V0H 1Z0

<https://www.tammyantrobus.com/11917-marshall-cres>

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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 home that will supplement your income? There are 2 bedrooms up and a 2-bedroom suite down.

It is an open floorplan with large living spaces. The attractive kitchen has a large island with an eating bar, good workspace, and lots of storage. There is a built-in oven, gas cooktop and double door S/S fridge with freezer below.

Updates in the last 15 years include roof, windows and furnace. The hot water tank was replaced within the last couple years.

The covered, gated back patio just off the kitchen faces the private back yard. It's perfect for barbecuing and relaxing outdoors in any weather.

The 2-bedroom suite has a separate entrance and a gas fireplace. There is a stacking washer/dryer, fridge and electric range.

The small cabin in the back yard is great for guests on warm summer nights. There is a single garage, but 2 driveways provide lots of open parking.

This is a quiet friendly neighbourhood, is walking distance to town, schools and recreation.

There is a central air conditioning unit but is currently NOT working.

FEATURES

INTERIOR

- 2 Bedroom upper suite with laundry
- 2 Bedroom Suite with Separate Entrance

OUTDOOR SPACE

- Large Covered Gated Back Patio
- Small Cabin
- Private Back Yard

LOCATION

- Walking Distance to Shopping, Dining and Recreation
- Close to schools

EXTRA FEATURES

- Single Car Garage
- 2 Driveways
- Lots of Open Parking
- Storage Shed

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UPPER SUITE

Living Room

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

Dining Room

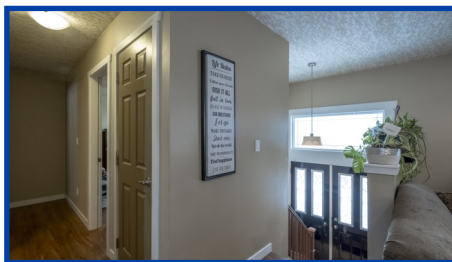
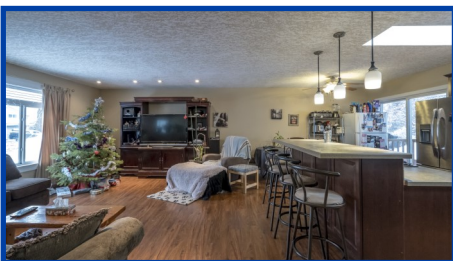
- The dining area is just off the kitchen and living area
- Sliding doors lead to the covered patio

Kitchen

- The kitchen has been updated with good quality cabinets
- The island features an eating bar, and gas cooktop
- There is a built-in oven and S/S fridge

Entrance

- Double front doors lead to a split entrance to the home. Several stairs up to the Main level and several stairs down to the lower level/suite.



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UPPER SUITE CONT...

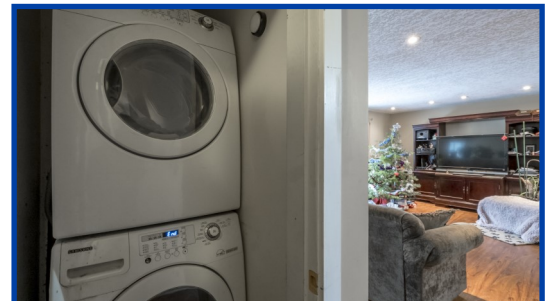
Primary Bedroom

- A spacious room with a large window and ceiling fan
- Built-in shelf
- 2Pce ensuite



2nd Bedroom

- An ideal bedroom for a child or guests
- Located next to the main bathroom for easy access

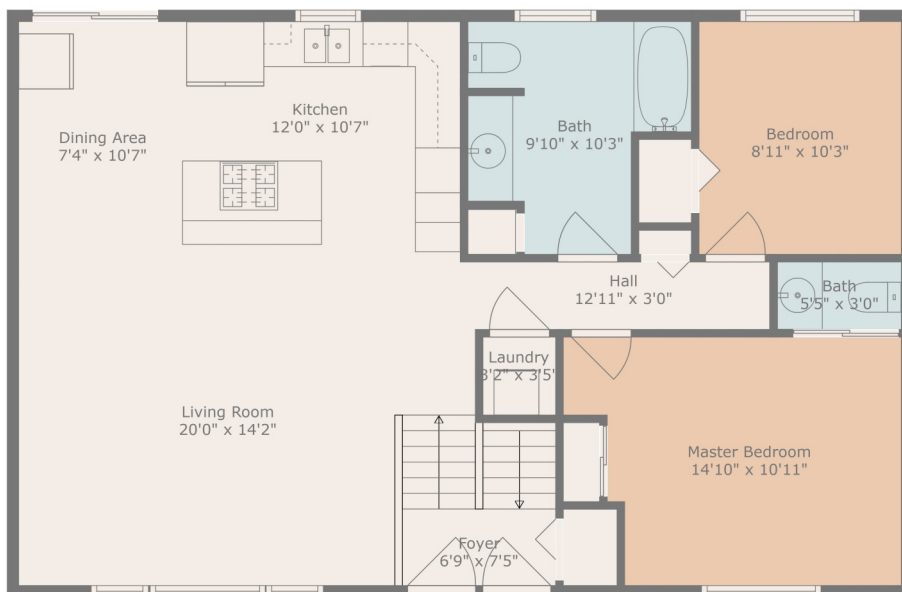


Laundry

- Stacking Washer / Dryer in a closet in the hallway

Main Bathroom

- A very spacious 4Pce bathroom with tub/shower and plenty of storage



TOTAL: 1887 sq. ft
Below Ground: 929 sq. ft, FLOOR 2: 958 sq. ft
EXCLUDED AREAS: UTILITY: 29 sq. ft
Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.

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LOWER SUITE

The lower suite has a separate entrance, 2 bedrooms and a storage room. There is access from the upper level if you were housing an in-law or grown children.

Living Room

- A good sized living area with corner gas fireplace

Dining Room

- Spacious enough for a table for 4

Kitchen

- This is a full kitchen with a pass through window
- No dishwasher

Primary Bedroom

- A good size bedroom with a large window

2nd Bedroom

- Just off the living room this is an ideal room for a guest or child



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LOWER TWO BEDROOM SUITE CONTINUED...

Laundry

- Stacking Washer / Dryer and plenty of room for storage

Bathroom

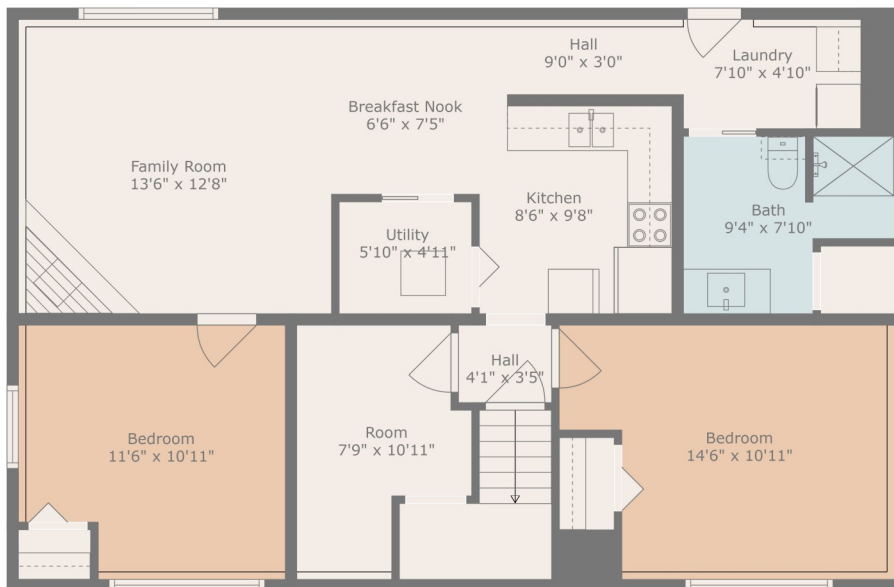
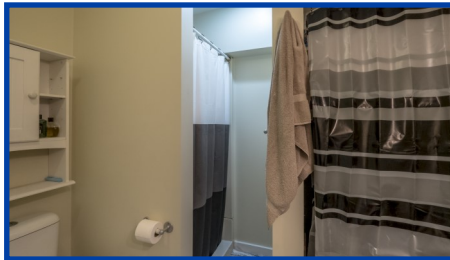
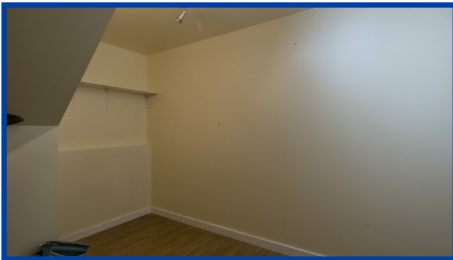
- A full 5 piece bathroom with tub/shower combo
- Separate Shower

Storage / Office

- This is a good space for an office/computer room or for extra storage

Separate Entry

- The separate entry is covered and has room for a sitting area if desired



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OUTDOOR SPACES



COVERED, GATED MAIN LEVEL PATIO

An ideal location to enjoy some quality outdoor time in your private back yard at any time of the year

- A private back yard (partially sloping)
- 2 driveways
- Lots of open parking
- Quiet outdoor spaces



OUT BUILDINGS



CABIN AND STORAGE SHED

- The cabin is not heated but does have electrical
- It is great for guests during fair weather months
- The storage shed is perfect for landscaping equipment or extra storage space

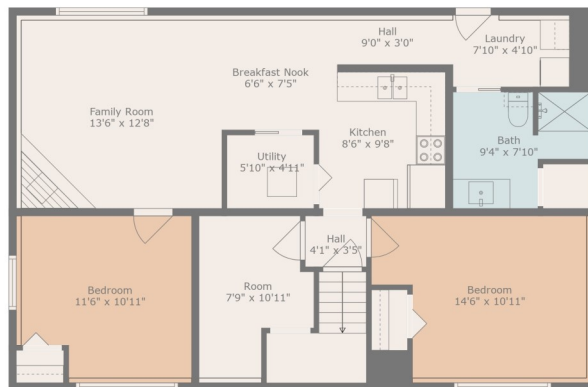


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STYLE	Split Level	LOWER LEVEL SUITE	995 sq ft
YEAR BUILT	1979	MAIN LEVEL SUITE	1,060 sq ft
GARAGE	1 Car	FINISHED FLOOR AREA	2,055sq ft
VIEWS	Mountain View	LOT SIZE	.25 Acres
HEAT	Natural Gas Forced Air Furnace	TAXES	\$3,044.45 (2021)
FIREPLACE (down)	Natural Gas	ZONING	RDH (Duplex)



Floor 2



Floor 1



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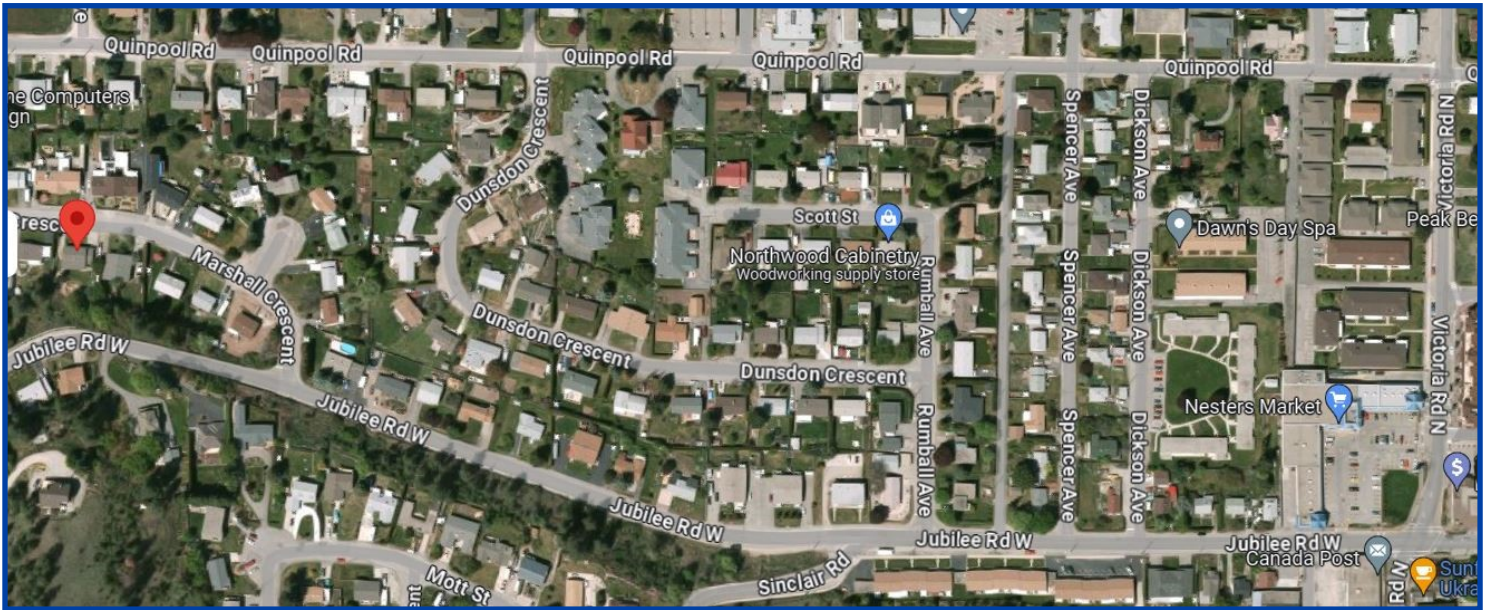
ROOM MEASUREMENTS

Above measurements are approximate. Please verify if important.

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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



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.*