Tammy Antrobus, REALTOR®
(250) 488-0804
tammy@remax.net

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
13012 Victoria Rd, Summerland, BC V0H 1Z0
(250) 494-8881

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.*

COMPLIMENTS OF:

TAMMY ANTROBUS, Realtor®

I INVITE YOU TO LIVE THE DREAM...

MLS® 176335 **$849,900**

696 PINEVIEW RD
Kaleden, BC V0H 1K0

Virtual Tour: https://Tours.brucerutherfordphotography.com/707785

WELCOME TO YOUR NEXT HOME

Looking for that MILLION DOLLAR property without the Million Dollar price tag? You won't find another property like it in Kaleden; 1.24-acre property, unobstructed LAKE VIEW, PRIVACY and a great FAMILY HOME. It offers over 3,000 sq ft, 4 bedrooms (2up, 2down), 3 bathrooms and a summer kitchen in the walk-out lower level. The in-laws or adult kids would be very comfortable in their own space. Enjoy the breathtaking VIEW while cooking, eating or relaxing in front of the fireplace. The large MASTER bedroom has a WALK-IN CLOSET, access to the deck, and has a lovely 4-PC ENSUITE featuring a JACUZZI tub.

This SERENE location enjoys the morning sun and has a great yard with many options for entertainment and relaxing; sit by the FIREPIT in the front yard to enjoy the GORGEOUS VIEW and the QUIET; lounge with a book and glass of wine on the deck while still enjoying the fabulous view; or sit quietly on the side patio with a cup of your preferred beverage. There is lots of space to run and play. There are two storage sheds and a chicken coop with fenced yard. There are plans available to build a large garage and extend the deck. There are many options available to create YOUR DREAM. Come view this property today!

(250) 488-0804 WWW.TAMMYANTROBUS.COM tammy@remax.net

MAIN FLOOR SPECIAL FEATURES

LIVING AREA

- Hardwood Floors
- Propane Fireplace
- Sliding Glass Doors to Deck

KITCHEN

- Stainless Steel Appliances
- Granite Counter Tops
- Eating Bar

MASTER BEDROOM

- Hardwood Floors
- Sliding Glass Doors to Deck
- Walk-in Closet
- Sitting Area

ENSUITE

- Jacuzzi Tub
- Shower
- Make-up Desk

2ND BEDROOM

- Hardwood Floors
- 2 Windows for Great Cross Breeze

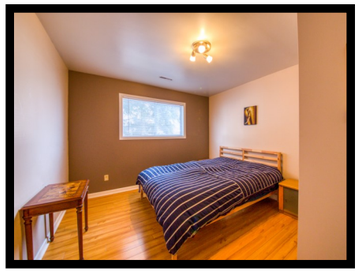
MAIN BATHROOM

- 3 Piece Bathroom
- Good Sized Vanity
- Privacy Wall for Toilet

LAUNDRY

- Quality Washer/Dryer
- Laundry Sink with Cabinet

(250) 488-0804 WWW.TAMMYANTROBUS.COM tammy@remax.net



LOWER FLOOR SPECIAL FEATURES

LIVING AREA

- Laminate Flooring
- Open Floor Plan
- Sliding Glass Doors to Deck

KITCHEN / DINING

- Fridge and Stove
- A Nice Setup for the In-laws or Older Children

BEDROOM

- A Nice Sized Room
- Laminate Plank Flooring
- Open Closet

BEDROOM

- No Closet but Plenty of Space for an Armoire

GAMES ROOM

- Laminate Floors
- Book Shelves
- Open to the Living Room

BATHROOM

- 4 Piece Bathroom
- Tub/Shower Combo
- Storage

STORAGE ROOM/ WORKSHOP

- Built-in Storage Shelves
- Work Bench

AREA LOCATION MAP

See Sellers Disclosure on the Property Disclosure Statement

(250) 488-0804 WWW.TAMMYANTROBUS.COM tammy@remax.net

MAIN FLOOR

LOWER LEVEL

ROOM MEASUREMENTS

MAIN LEVEL		LOWER LEVEL	
LIVING ROOM	15-6 X 15-9	FAMILY ROOM	13-6 x 14
DINING ROOM	9-6 x 14-9	DINING ROOM	9-6 x 11
KITCHEN	9-10 x 14-9	KITCHEN	7 x 11
FOYER	4-9 x 10-9	GAMES ROOM	11 x 15
MASTER BEDROOM	13-8 x 15-10	OFFICE	7-3 x 13-6
WALK-IN CLOSET	6-8 x 8	BEDROOM	11 x 12-3
BEDROOM	10-6 x 11-6	BEDROOM	10-8 x 12-3
LAUNDRY	6-9 x 8	BATHROOM	8 x 10
MAIN BATH	7-4 x 10-6	STORAGE (UNFINISHED)	10-10 x 13-6
ENSUITE	8 x 10-6		

All measurements approximate. Buyer should verify if important.

PROPERTY SPECIFICATIONS

BEDROOMS	4	HEAT	Electric Furnace
BATHROOMS	1-3Piece, 1 4-Piece & 1 4-Piece Ensuite	COOLING	Air Conditioner
HOUSE STYLE	1 Storey with Walk-out Basement	FUEL	Gas and Propane
FINISHED FLOOR AREA	2,802 Sq Ft	TAXES	2,186.05 (2018)
UNFINISHED FLOOR AREA	222 Sq Ft	ZONING	RS2
YEAR BUILT	1992	P.I.D.	016-358-937
LOT SIZE	1.24 Acres	SUB AREA	Kaleden
BUILDINGS	Chicken Coop, 2 Storage Sheds	DEVELOPMENT PERMIT AREA	Environmentally Sensitive Area / Geological Hazard Zone
VIEWS	Lake and Mountain View	SEWER	Septic Installed

(250) 488-0804 WWW.TAMMYANTROBUS.COM tammy@remax.net