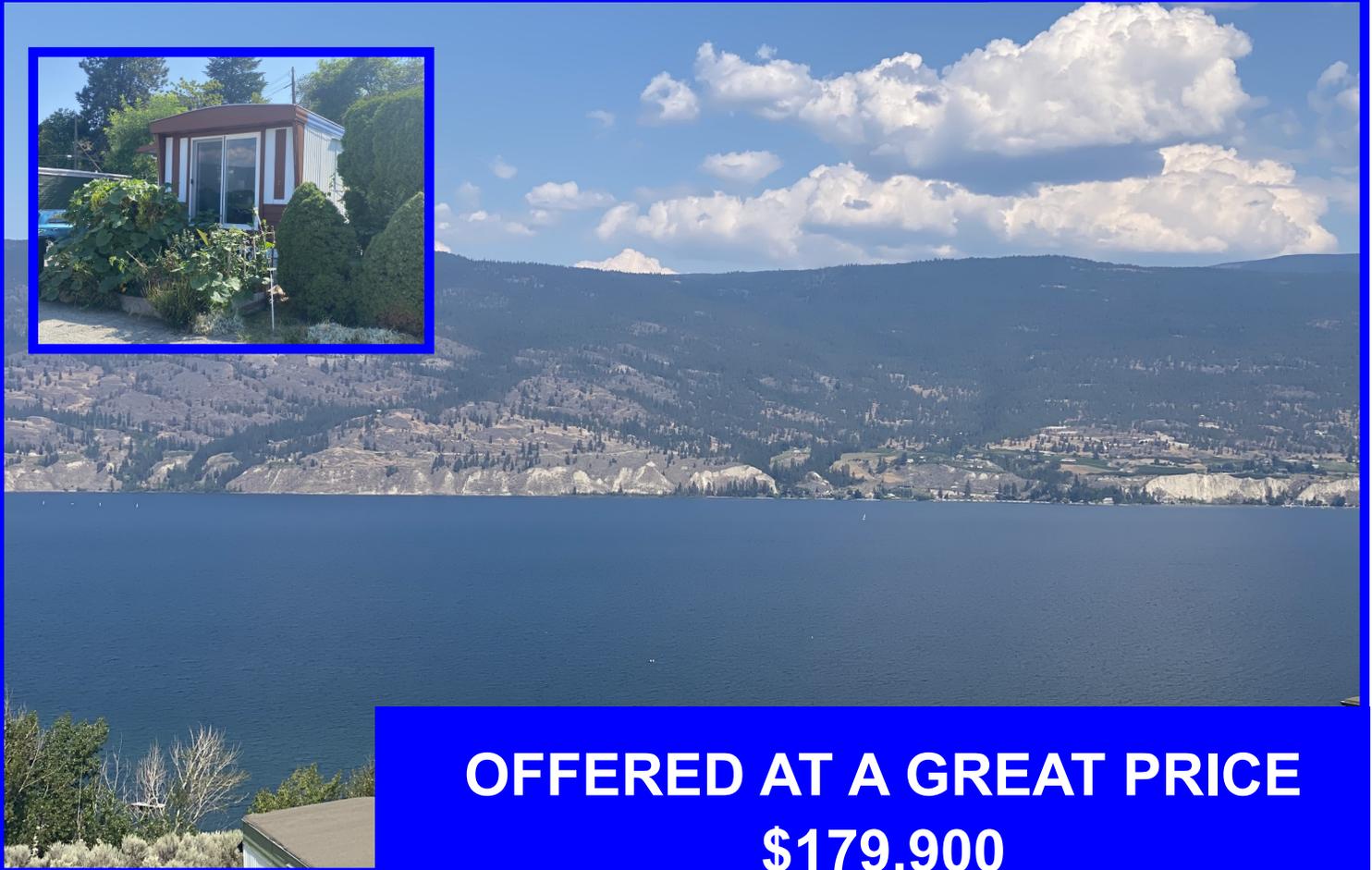


**UPDATED MOBILE HOME WITH  
PANORAMIC LAKE VIEW**

**FR**  
FAIR REALTY



**OFFERED AT A GREAT PRICE  
\$179,900**

**MLS®  
10321706**

**7-11619 WALTERS RD,  
SUMMERLAND, BC**

<https://www.tammyantrobust.com/7-11619-walters-rd>



**Presented By:**

*Tammy Antrobust*, REALTOR®

[tammy@tammyantrobust.com](mailto:tammy@tammyantrobust.com)

250-488-0804



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trustworthy, loyal, caring

# 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.

# COMMUNITY LIVING



## FEATURES

### INTERIOR

- An Open Floorplan
- Recently Updated

### OUTDOOR SPACE

- Covered Patio
- Private yard with fruit trees

### LOCATION

- Short distance to Shopping, Recreation and Amenities
- Easy Highway Access

### EXTRA FEATURES

- Open Parking for two vehicles
- Storage Shed
- Wall A/C

This affordable East facing 2 bedroom, 1 bath Summerland home boasts a Panoramic Lakeview, a nice sized private yard and a covered deck.

It's located within minutes to all amenities, and has easy highway access. This home was updated in 2020/2021 including the kitchen, appliances, bathroom, flooring, plumbing, electrical, paint, windows and even the Hot Water Tank.

The large covered patio is on the cooler side of the home and features a wind block, wonderful lake view and lots of space for entertaining.

### MHP INFORMATION

**Monthly Maintenance - \$664.15**

### Bylaws and Restrictions

- 55+
- Pets allowed with Management Approval

**Please read the Rules  
for other Guidelines**

The yard has several fruit trees and above ground garden beds, a storage shed and lots of privacy.

55+, pet friendly and no rentals.



## BRIGHT SPACIOUS LIVING

### Living Room

- It's a bright spacious living room with plenty of choice for your perfect layout
- A sliding glass door offers a choice to install a small deck off the front

### Kitchen

- The kitchen offers plenty of storage and work space
- The counters are an attractive hard surface finish



### Eating Area

- There is seating at the portable island in the kitchen
- Or create some space between the kitchen and living area for a dinette





### Primary Bedroom

- This is a good sized room with built-in storage and a good sized closet
- Located at the back of the home offering plenty of quiet

### 2nd Bedroom

- This bedroom is great for guests or a home office
- The armoire provides sufficient clothes storage space





### **Bathroom**

- This 3Pce bathroom is spacious and offers plenty of storage
- The walk-in shower is ideal for mobility issues

### **Laundry**

- The top load washer and dryer are conveniently located in the main bathroom as well.
- The cabinets above offer plenty of space for laundry/ cleaning supplies



**7-11619 WALTERS RD, SUMMERLAND, BC V0H 1Z4**



### Outside Spaces

- The covered patio offers lots of space for outdoor enjoyment
- Beautiful lake views
- Private, quiet yard space
- Storage shed
- Two open parking spaces



<b><u>STYLE</u></b>	<u>Mobile Home</u>
<b><u>MAKE/MODEL</u></b>	Embassy 2CKFL
<b><u>YEAR</u></b>	1973
<b><u>MANUFACTURER</u></b>	Homco ltd
<b><u>ELECTRICAL PERMIT #</u></b>	EL-1060124-2020
<b><u>SERIAL #</u></b>	10277
<b><u>SIZE</u></b>	12' X 56'
<b><u>ROOM MEASUREMENTS</u></b>	
<b><u>LIVING ROOM</u></b>	13-5 X 16-4
<b><u>KITCHEN</u></b>	10-10 X 10-10
<b><u>PRIMARY BEDROOM</u></b>	14-6 X 15-11
<b><u>BEDROOM</u></b>	11-0 X 11-2
<b><u>BATHROOM (3PCE) /</u></b>	7-5 X 7-8
<b><u>FINISHED FLOOR AREA</u></b>	672 SQ FT
<b><u>HEAT</u></b>	Forced Air
<b><u>A/C</u></b>	Wall Unit
<b><u>TAXES</u></b>	\$775.76 (2024)
<b><u>PARKING</u></b>	2 Space

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# WELCOME TO SUMMERLAND

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**



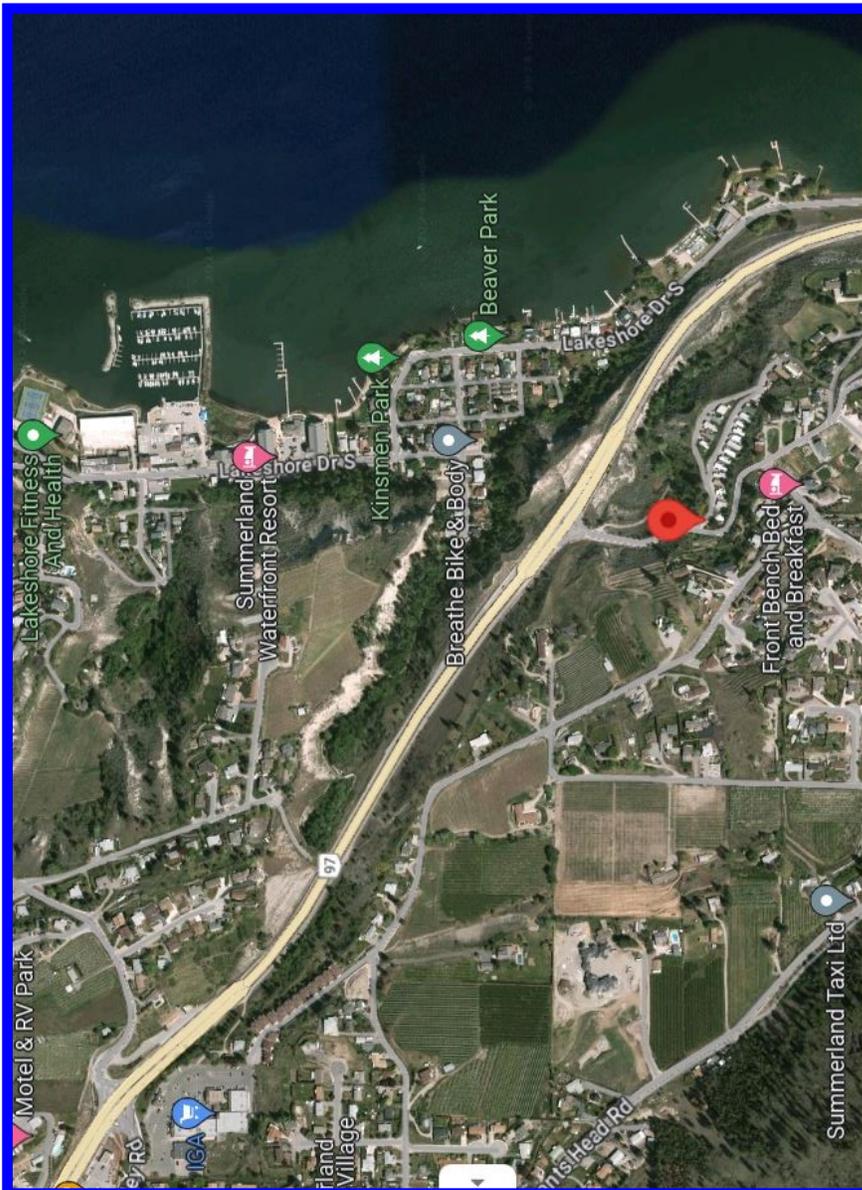
**Okanagan Lake**



**Wineries**



**Downtown Summerland**



**Tammy Antrobus, REALTOR®**

(250) 488-0804

tammy@tammyantrobus.com



Providing a customized approach to your real estate needs with patience, professionalism and expertise



**R**  
**FAIR REALTY**