

ONE LEVEL RANCHER WITH BASEMENT


FAIR REALTY



PRICED TO SELL
\$749,000

MLS®

10915 HUTTON ST
SUMMERLAND, BC V0H 1Z0

<https://www.tammyantrobust.com/10915-hutton-st>



Presented By:

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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



Presenting, 10915 Hutton St, Summerland;
incomparable curb appeal with gorgeous
landscaping and a supreme location.

First time offered for sale, this home is a perfect fit
whether you are a young family, a family with older
children or an empty nester.

It is a one level home with a full basement. It has an excellent floor plan with spacious
rooms and lots of spaces for relaxation. No need to go downstairs unless you want to as
there are 2 bedrooms and the laundry on the main. 2 bedrooms below with a bathroom
between plus a family room is an ideal solution for your children or guests. You will love
the sunroom, located on the South Side of the house with access to the back patio .

The stunning back yard offers the privacy and tranquility most are looking for. There are
two sheds for storage and garden supplies.

PROPERTY DETAILS

⇒ Lot 3 Plan KAP16291 DL474 ODYD
⇒ 008-662-070
⇒ TAXES (\$3,888.40 2024)
⇒ ASSESSED VALUE: \$835,000
⇒ ZONING: RSD1
⇒ STYLE: RANCHER/BASEMENT
⇒ TITLE: FREEHOLD

An attached single car garage and lots of open
parking give you plenty of space for additional
vehicles as your family or guests grow.

You can't get a better location than this, close to
town and schools yet away from the traffic noise.

Built in 1967, has been meticulously maintained
and presents well but is mostly original.

FEATURES

INTERIOR

- Excellent floor plan
- Sunroom with Skylights
- Presents well but is mostly original

OUTDOOR SPACE

- Lots of Curb Appeal
- Covered South Facing Patio
- Beautiful Large Yard
- Underground Irrigation

LOCATION

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

EXTRA FEATURES

- Rancher/Full Basement
- Single Car Garage
- Lots of Open Parking
- 2 Garden Sheds
- **Exterior, Remote Control Sunshades**



Living Room

- Bright spacious living area open to the dining room
- A Gas Fireplace for those cold winter nights
- The Huge picture window provides excellent light

Dining Room

- The dining area is just off the kitchen and living area
- There is a small sit up bar to the kitchen
- Sliding doors take you to the sunroom



Kitchen

- The kitchen is not huge but it is very functional with lots of storage and counter space
- There is a pass through from the kitchen to the dining area
- The sunshine ceiling and the window at the sink provides lots of light





Sun Room

- A gorgeous room with skylights, gas fireplace and an exterior door
- Large windows look out to the fabulous yard
- Sliding doors lead out to the covered patio area

Primary Bedroom

- A nice sized room with a large closet
- The main bathroom is right next door - not an ensuite but just as convenient



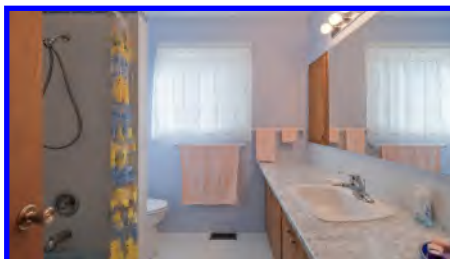
2nd Bedroom

- Also a nice sized room with closet
- A large window looks out onto the back yard
- Conveniently located right beside the main bathroom



Main Bathroom

- A full 4 piece bathroom has a tub/shower combo
- It is very spacious and has a large window providing lots of natural light



Laundry

- The laundry area is right off the kitchen
- It features a sink and lots of storage space
- The exit to the patio area is here as well



LOWER LEVEL

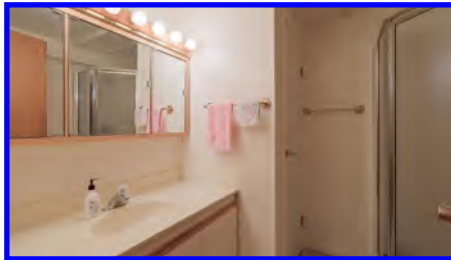
Family Room

- This room is currently being used as a flex space for guests but is a great family room
- There is a wood fireplace behind the picture but has not been used in many years so would have to be inspected
- Plenty of closet space provide ample storage



Bedroom 1

- This room is the smaller of the two but has a full ceiling height/wall to wall closet



Bedroom 2

- This room would fit a king/queen bed
- The closet is actually located in the adjoining hallway to access the bathroom

Bathroom

- This 3pce bathroom is a shared ensuite for both bedrooms



Utility Room

- The furnace and hot water tank have both been updated in 2019
- This is a great flex room

Pantry/Storage

- Two rooms not heated are excellent options for wine storage, pantry and canning storage
- Both have built-in shelves already in place



Storage Shed 15'4x12'7

- Electrified and has double doors if you want to use it for a ride on mower or a workshop



Single Car Garage 13'8x23'1

- There is lots of room for a car and storage
- Or a full sized truck



10915 HUTTON ST, SUMMERLAND, BC V0H 1Z0

OUTSIDE SPACES



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Main Floor
1,578 sq ft



Basement
1,197 sq ft



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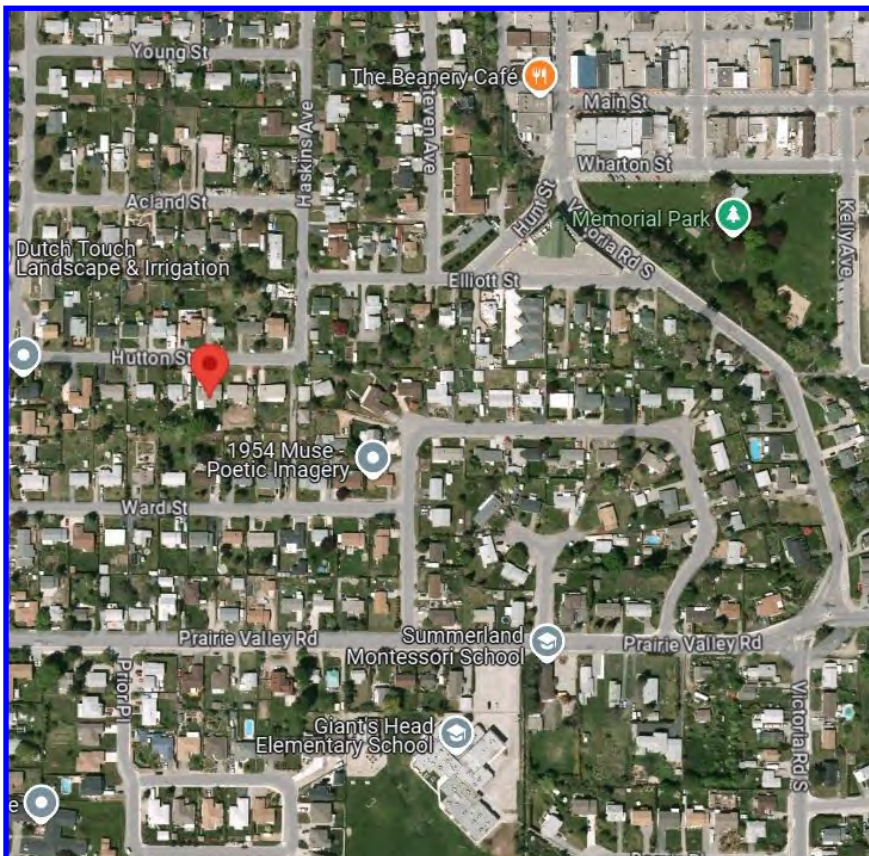
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SUMMERLAND IS AN HISTORICAL TOWN AND IS WIDELY KNOWN FOR ITS BEAUTIFUL SCENERY, OKANAGAN LAKE, WINERIES, KETTLE VALLEY STEAM TRAIN, FESTIVALS AND HIKING & BIKING TRAILS

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](https://en.wikipedia.org/wiki/Summerland)

An Excellent Downtown Location



Giants Head Mountain



Okanagan Lake



Wineries



Downtown Summerland

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



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