



compliments of:

TAMMY ANTROBUS, Realtor®



A UNIQUE FAMILY HOME IN A FABULOUS LOCATION



**OFFERED AT AN EXCELLENT
PRICE \$525,000**

MLS® 200011

70 KINGFISHER DR
PENTICTON, BC V2A 8K6

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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.

COMMUNITY LIVING



Welcome to Redwing Resort, the ultimate retirement community.

This well priced home offers an excellent floor plan and an extremely private yard.

It features a lovely living area, formal dining, 2 bedrooms, 2 baths and a fabulous Sunroom.

This unique corner lot provides a private walkway to your front entry and a treed yard making this an ideal area for a social gathering.

It is perfectly located close to both the beach and the Club House.

The Club House has a full kitchen, lots of dining space, Pool Tables and Shuffle Board. The maintenance fee covers lawn care.

There is a double car garage and room on the driveway for parking.

Lease is to 2036.



FEATURES

INTERIOR

- An excellent floor plan
- Spacious Rooms
- A lovely Sunroom

OUTDOOR SPACE

- A park like setting
- Private treed back yard
- Barbecue patio space

LOCATION

- Corner Lot
- Across from the Club House
- Close to the Beach

REDWING FEATURES

- Club House
- Beach Access
- RV Parking
- Social Committee

HOA INFORMATION

Monthly Maintenance - \$220.00

Annual Garbage - \$155.00

Bylaws and Restrictions

- 40+
- No outdoor cats
- 1 small dog that does not bark.
- Minimum rental of 3 months
- No parking motor homes in the streets for longer than 48 hours to prepare for trips.
- No camping in your motorhome in your driveway or street.
- Take care of your shrubs, trees and irrigation.
- Do not feed the birds.
- Do not work on your vehicles in the driveway.



BRIGHT SPACIOUS LIVING

Living Room

- The spacious living room provides an excellent space for get togethers
- The skylight provides excellent light
- Located just off the kitchen and eating nook
- Access the Sunroom from the living room as well

Dining Room

- Entertaining is easy in this good sized dining room
- If you don't need two eating areas you can always use this area for something different



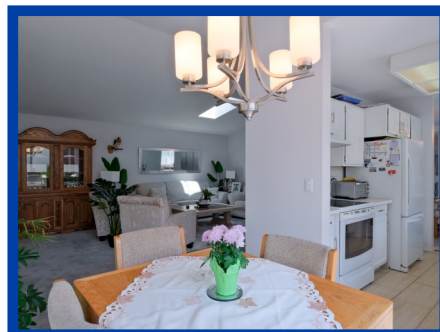
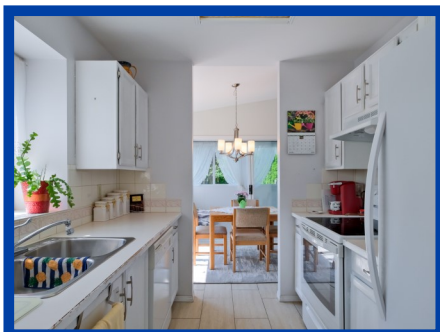
Kitchen

- The galley kitchen is small but well designed with good storage and ample work space
- It has both an eating area and formal dining at either end



Eating Area

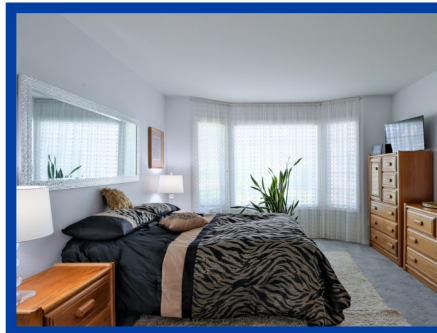
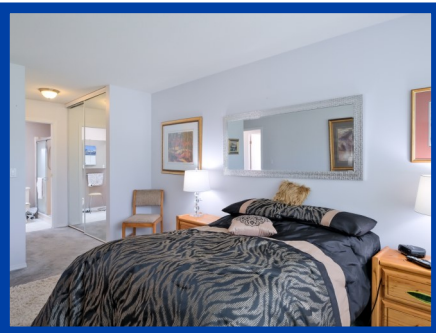
- A perfect spot for Breakfast/ Lunch
- Located at the other end of the kitchen
- Sliding Glass doors lead to the private patio/barbecue area



BEDROOMS

Main Bedroom

- This large bedroom would be perfect for a king sized bedroom suite
- Large windows provide tons of natural light
- Plenty of closet space with 2 large closets and 1 smaller one



2nd Bedroom

- This is also a good sized bedroom that is perfect for guests





Entrance

- It might not be huge but it is welcoming and has an entrance closet

Sunroom

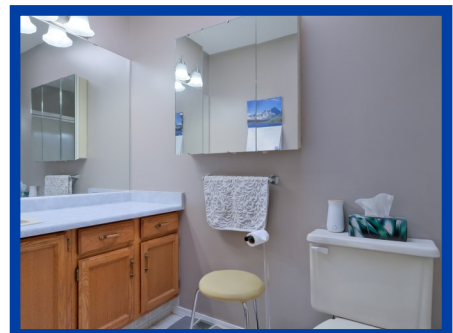
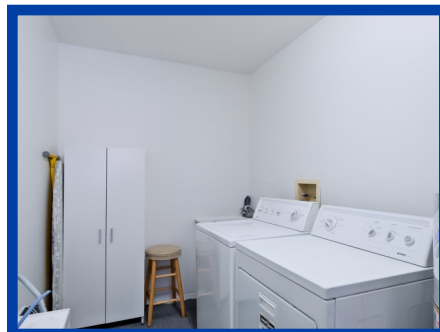
- Turn this room into an amazing space for your lifestyle
- It would be an ideal greenhouse as well

Laundry Room

- Full sized washer and dryer
- Laundry sink
- The furnace is also housed in here
- Access to the crawl space is located under the mat



Main Bathroom - 4 PC



Ensuite - 3 PC



OUTDOOR SPACES

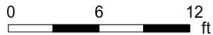
- This gorgeous yard offers tons of privacy
- Plus a fabulous patio barbecue area



70 KINGFISHER DR, PENTICTON, BC V2A 8K6

70 Kingfisher Dr, Penticton, BC

Main Floor Exterior Area 1399.11 sq ft
Interior Area 1288.35 sq ft
Excluded Area 755.79 sq ft



PREPARED: 2023/06/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

ROOM MEASUREMENTS

LIVING ROOM	20-2 X 15-8
KITCHEN	10-2 X 7-10
DINING ROOM	11-0 X 11-6
EATING AREA / NOOK	7-11 X 8-4
MASTER BEDROOM	19-4 X 12-1
ENSUITE (3PCE)	4-11 x 9-8
BEDROOM	13-7 X 11-4
LAUNDRY	6-1 X 12
BATHROOM (4PCE)	8-0 X 5-0
SUN ROOM	24-1 X 9-3

HOUSE STYLE

Rancher

FINISHED FLOOR AREA

1,511

YEAR BUILT

1988

SERVICES

Municipal

GARAGE

Double

VIEWS

Mountain View

HEAT

Forced Air Furnace

FUEL

Natural Gas

A/C

Central

TAXES

\$3,271

ZONING

IR

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CLUB HOUSE AND BEACH



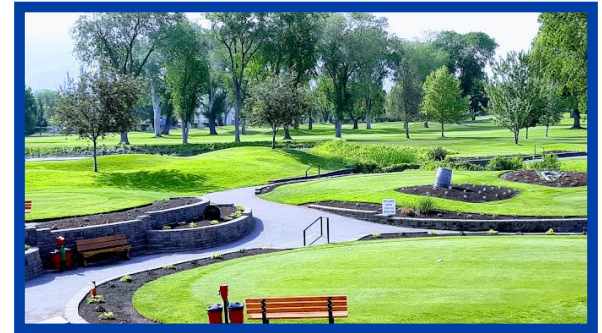
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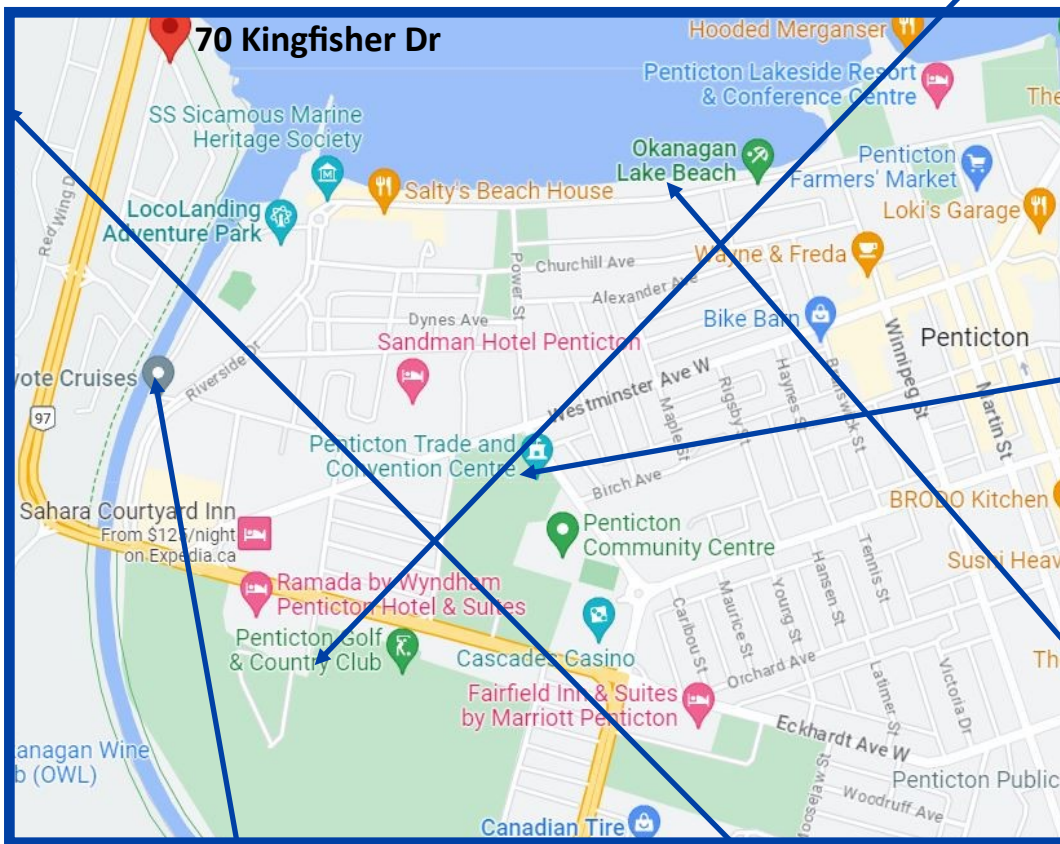
WELCOME TO PENTICTON

A place to stay forever! Nestled between two lakes, *Penticton* enjoys long, hot summers, dry winters and more than 2000 hours of sunshine each year.

Penticton is one of just two cities in the world situated between two lakes. Beaches and water fun are part of the summer culture here – dive in like a local and get wet. Okanagan and Skaha Beaches feature nearly 15 acres of premium, sandy beach and swimming areas. Along with all of the year-round outdoor recreational activities available, agriculture has been an important contributor to Penticton's livelihood. There are over 80 wineries in the Penticton area, 7 (soon to be 8) craft breweries, 2 cideries and 3 distilleries all within easy walking or biking distance of the downtown core.



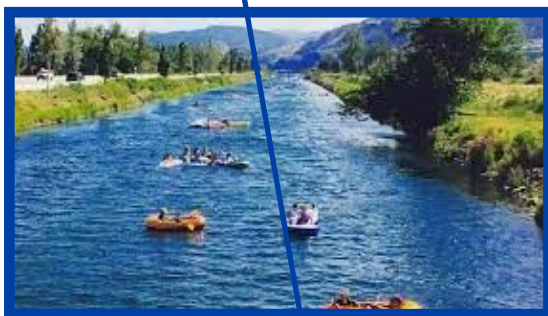
Penticton Golf and Country Club



South Okanagan Events Center



Okanagan Lake Beach



Penticton River Channel



Pine Hills Golf

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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



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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.*