



compliments of:

TAMMY ANTROBUS, Realtor®



**A TOP FLOOR CORNER UNIT
SIGNATURE SERIES**



**OFFERED AT AN EXCELLENT
PRICE \$399,900**

MLS® 200235

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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



This updated condo is part of the Signature Series in Linden Estates. It is an upper corner suite with a South facing balcony.

There are 2 bedrooms, 2 baths, a large laundry room with storage and spacious living areas.

The corner gas fireplace is a beautiful focal point as well as an excellent heat source in the winter. The kitchen has a good-sized breakfast nook and there is also formal dining on the other end.

It is move in ready with fresh colours on walls and cabinets & has updated flooring.

STRATA INFORMATION

Monthly Maintenance - \$293.75

Utilities and Gas are separately metered

Bylaws and Restrictions

- One owner must be 55+
- 1 Dog or 1 Cat with an adult weight not exceeding 25Lbs
- One Tenant must be 55+

Please read the Bylaws for other Guidelines

FEATURES

INTERIOR

- An excellent floor plan
- Spacious Rooms
- Skylights (1-Hallway, 1-Ensuite)
- Laminate Flooring

OUTDOOR SPACE

- Large Covered Balcony
- Area for Personal Gardening

LOCATION

- Walking Distance to Town
- Next Door to the Police Station
- Corner Suite
- South facing Balcony

EXTRA FEATURES

- Carport and Storage Unit
- RV Parking (If available)
- Friendly Neighbours

There are only 8 units in this building and strata has been separated from the rest of the development.

55+ and pets welcome with restrictions.

The development offers RV parking when space is available, you get 1 covered parking space and 1 storage unit.

You will enjoy this small friendly development in your Retirement years.



BRIGHT SPACIOUS LIVING

Living Room

- It's a bright spacious living room with plenty of choice for your perfect layout
- An attractive gas fireplace controlled by a thermostat
- Sliding glass door leads to the lovely covered balcony

Kitchen

- The kitchen has been updated with fresh paint, professionally painted cabinets, granite sink, and refinished counter tops
- Newer laminate tile floors create a beautiful contrast to the white



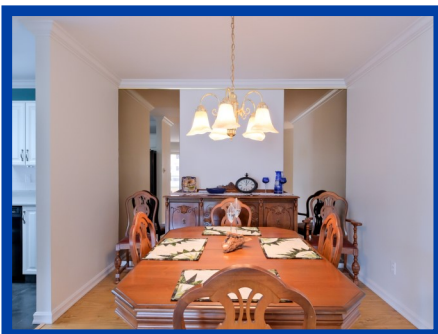
Dining Room

- Formal dining is just off the kitchen making entertaining a breeze
- There is space enough for a good sized table and a buffet



Eating Area

- Lots of light exposure here with West facing windows
- A perfect spot for Breakfast/ Lunch
- The built-in bar is perfect for entertaining and keeps the crowd out of the kitchen





Main Bedroom

- A lovely spacious bedroom with large windows providing tons of natural light
- A beautiful ceiling fan and electric wall fireplace are attractive additions to the room



Closets

- Plenty of closet space with a Walk-in closet and another double door closet

Ensuite

- The full 4PCE ensuite has been updated with new sink and fixtures
- A skylight provides excellent light for putting makeup on



2nd Bedroom / Den

- Double doors enter the bedroom off the living room
- And a single door enters the bedroom from the hallway
- This could second as a den/ office if the bedroom isn't required



Main Bathroom

- This 3Pce bathroom is centrally located but separated from the main living areas for maximum privacy



50-8907 PINEO CRT, SUMMERLAND, BC V0H 1Z5

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Second Floor Exterior Area 1445.36 sq ft
Interior Area 1336.47 sq ft



ROOM MEASUREMENTS - Taken from i-Guide

ROOM MEASUREMENTS

LIVING ROOM	15-0 X 20-6
KITCHEN	9-8 X 10-4
DINING ROOM	10-1 X 10-1
EATING AREA / NOOK	10-0 X 8-4
MASTER BEDROOM	21-11 X 13-11
ENSUITE (3PCE)	5-1 X 8-1
BEDROOM	13-8 X 10-2
LAUNDRY	8-8 X 5-9
BATHROOM (4PCE)	5-11 X 8-1

STYLE

FINISHED FLOOR AREA

YEAR BUILT

CARPORT

VIEWS

HEAT

FIREPLACE

A/C

TAXES

ZONING

Walk-up 2nd Floor Condo

1,401

1993

1 Space

Mountain View

Electric Baseboard

Natural Gas

Wall Unit

\$2,096.48

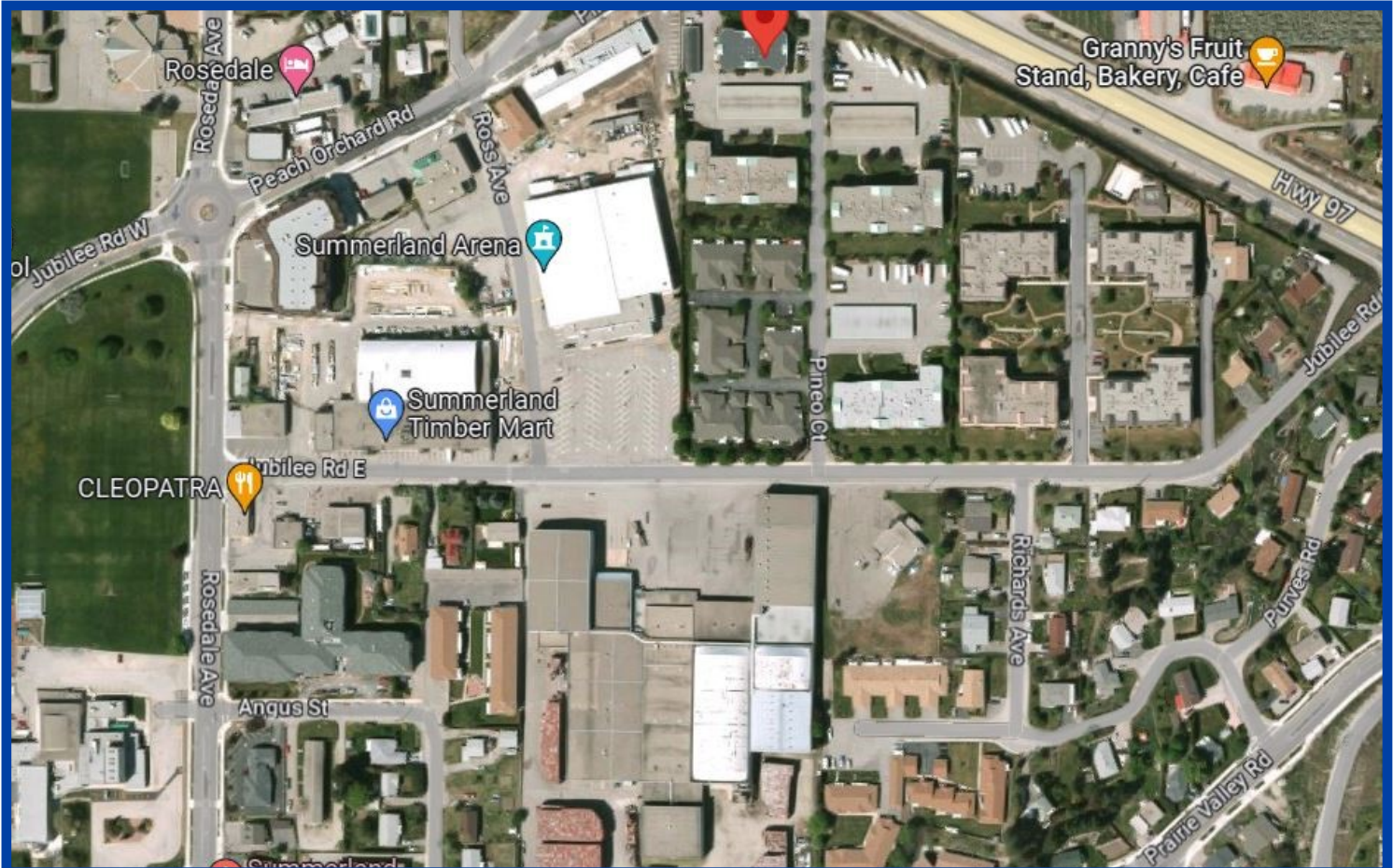
RMD

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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



Giants Head Mountain



Okanagan Lake



Wineries

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](#)



Downtown Summerland

Tammy Antrobus, REALTOR®
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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.*