

**AN EXCEPTIONAL ONE LEVEL
HOME WITH BASEMENT**

FR
FAIR REALTY



**OFFERED FOR SALE
FOR \$920,000**

**MLS®
10397326**

6-6709 VICTORIA RD S
Summerland, BC V0H 1Z2

<https://www.tammyantrobust.com/6-6709-VICTORIA-RD-S>



Presented By:

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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 withing 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.

WELCOME TO YOUR NEXT NEIGHBOURHOOD



Looking for a home that will suit your needs from family right into retirement? You can't get any better than this home and location.

It's an executive custom-built home in Sedona Heights, Summerland. An ideal choice for a young family, a professional couple or snowbirds.

This quality built home offers remarkable curb appeal. The gorgeous stepped foundation rancher is enhanced by a stucco and rock exterior, Euroline wood clad windows and a fabulous tiled roof.

You will feel warm and welcome as you step into an amazing floor plan. It features 3 bedrooms plus den/bedroom and 3 bathrooms with options to create a suite or B&B if desired. There is quality finishing throughout as well as 9' ceilings on the main floor and 10' ceilings on the lower level.

The lower level has a walk-out feature to the lower yard with stairs to the upper yard. The lower yard has been left natural but is a good buffer between homes offering lots of privacy.

Sedona Heights is a prestigious Bare Land Strata development in Summerland with a low monthly fee. It is located minutes to schools, shopping, dining and recreation.

Pets welcome with some restrictions.

SPECIAL FEATURES

PROPERTY

- .29 Acres in beautiful Sedona Heights
- Low Maintenance Landscaping

CONSTRUCTION

- Custom Built
- 9' to 11' Ceiling Height up
- 10' Ceiling Height down
- Engineered I-Joist System

EXTERIOR FINISHING

- Euroline Wood Clad Windows
- Clay Tile Roof
- Stucco Exterior
- Gorgeous Rock Detail
- Coloured Stamped Concrete Work

INTERIOR FINISHING

- Granite Counter Tops
- Wood Cabinets
- High end Laminate - Looks like Hardwood but more durable
- Indirect Lighting
- Gas Fireplace with Travertine Tile Face and Wood Mantle

GARAGE DETAIL

- 2 Cars up to 24'
- 1 RV up to 27'
- RV Sewer Drain
- Plumbed with Water and Utility Sink
- Built-in Vacuum

HEATING AND AIR CONDITIONING

- New Gas Furnace
- New Air Conditioner

PLUMBING

- Pex Plumbing throughout
- Sprinkler System sourced with Copper Plumbing
- H/W Tank - 2019

ELECTRIC

- 200 Amp Service

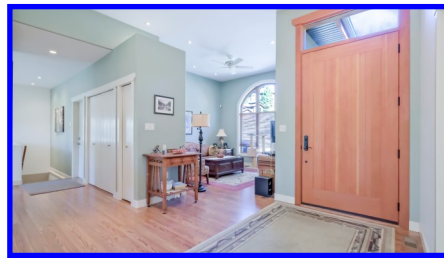


Living Room

- A large formal living room offers a quiet space for reading and has an arched picture window to enjoy the fabulous views

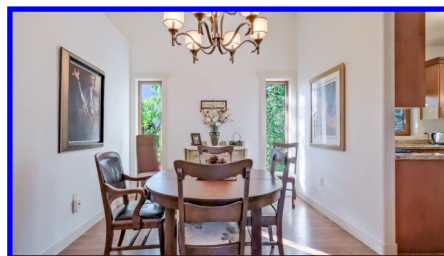
Dining Room

- The formal dining room has enough space for a very large family gathering and allows for a china cabinet or buffet



Kitchen

- An excellent kitchen with great layout, quality cabinets, granite counters, a full pantry, S/S appliances, gas stove, and lots of storage



Family Room

- The family room off the kitchen features a beautiful gas fireplace, ceiling fan, full height windows and double doors to a good sized deck with gas barbecue hook-up



Living Room, Dining Room and Foyer

- These rooms feature 11' ceiling height, indirect lighting and a fabulous open concept





Main Level Other Spaces

Primary Bedroom

- This good-sized primary bedroom has his and hers closets with lighting, a large window and a ceiling fan

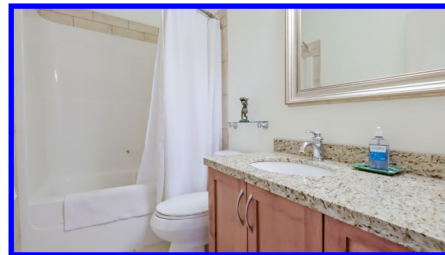
Ensuite

- A 3pce ensuite includes a shower, comfort height toilets and granite counters



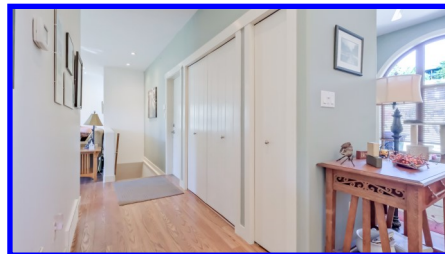
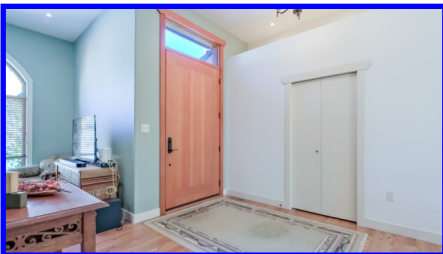
Second Bedroom

- The perfect size for a child or guest room. It features a large closet with lighting and a smaller linen closet



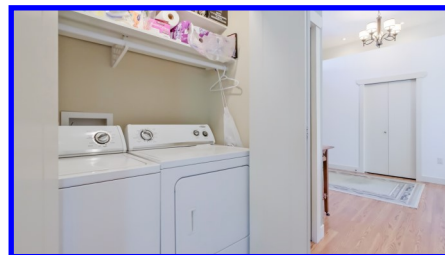
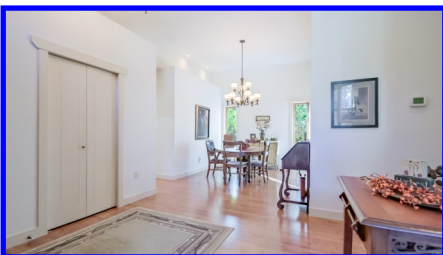
Main Bathroom

- The main floor bathroom has a large vanity with granite counters and a large tub/shower surround



Foyer

- The spacious foyer has indirect lighting and a large front entry closet



Laundry

- Conveniently located on the main floor in a closet adjacent to the kitchen



Lower Level Bedrooms, Bath, Storage and Mechanical

Bedroom

- Here is a good sized bedroom with full sized closets, and ceiling fan. Perfect as a bedroom for a teen or a one bedroom suite



Den

- The den has an exit door to a deck and walkway to the upper level.
- Add a wardrobe and you have another bedroom.
- With a little planning and imagination you could convert this into a kitchen/sitting area to create either a secondary suite or a B&B suite
- It also features a ceiling fan



Bathroom

- This 4Pce bathroom has a tub/shower combo and is conveniently located next to the bedroom and den

Storage/Mechanical

- As you head down the stairs there is a room on the left that houses the forced air gas furnace. There is also excellent storage space here
- At the bottom of the stairs is another door that opens to more storage, the hot water tank and the built-in vacuum system



Garage

- This 3 vehicle garage is ideal for the family with several vehicles. There are 2 spaces 24' long and one space that is 27' and a taller garage door making it perfect for RV Storage.
- There is an RV sewer drain and it is plumbed with water and a utility sink.



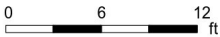
Outdoor Space

- The front yard is beautiful Xeriscape low maintenance landscaping
- Enjoy two very private decks that have excellent views of the Kettle Valley Train as it passes by during peak seasons
- The lower yard has been left all natural and provides an excellent buffer between neighbours
- You can't live in the Okanagan without enjoying the fruit. Here you can just head to the yard to enjoy your own cherries and peaches

6-6709 VICTORIA RD S, SUMMERLAND, BC V0H 1Z2

6-6709 Victoria Rd S, Summerland, BC

Main Floor Exterior Area 1475.18 sq ft
Interior Area 1346.37 sq ft
Excluded Area 784.91 sq ft



PREPARED: 2025/10/16

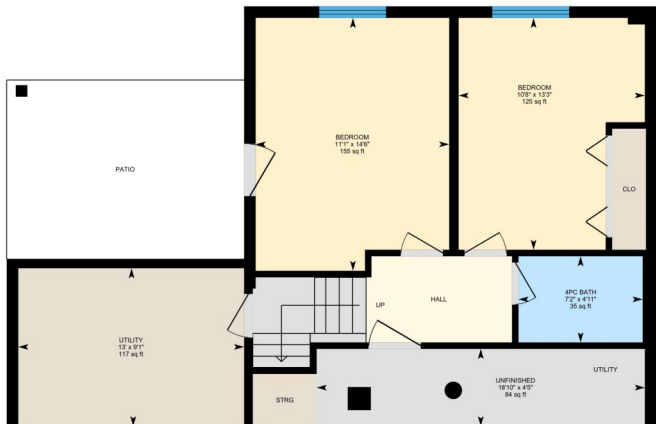


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

HOUSE STYLE	One level rancher with basement
FINISHED AREA	1,944 sq ft
BEDROOMS	2 up, 1Bdrm + Bdrm/den down
BATHROOMS	1-4Pce, 1-3Pce En-suite & 1-4Pce down
WATER	Municipal
SEWER	Municipal
HEAT/ A/C	Natural Gas, Forced Air Furnace & A/C
PARKING	3 Car garage
YEAR BUILT	2008

6-6709 Victoria Rd S, Summerland, BC

Basement Exterior Area 701.68 sq ft
Interior Area 645.98 sq ft



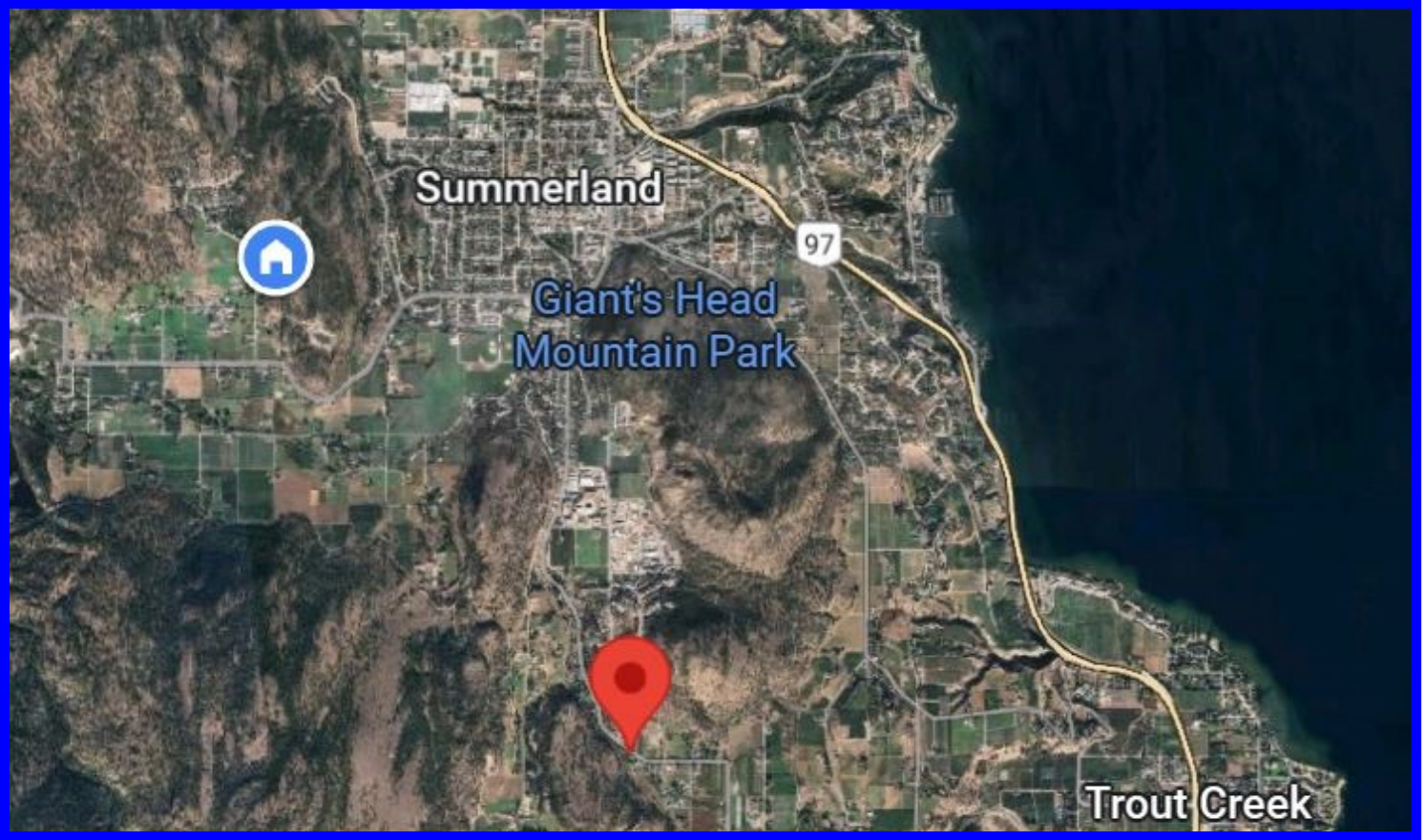
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SUMMERLAND IS AN HISTORICAL TOWN AND IS WIDELY KNOWN FOR ITS BEAUTIFUL SCENERY, OKANAGAN LAKE, WINERIES, KETTLE VALLEY STEAM TRAIN, FESTIVALS AND HIKING & BIKING TRAILS



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



Downtown Summerland



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

Tammy Antrobus, REALTOR®

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For more property information go to:

www.TAMMYANTROBUS.COM

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