compliments of:

TAMMY ANTROBUS, Realtor®

A DREAM HOME FOR A YOUNG FAMILY

Offered at an Excellent Price:

$469,900

MLS® 184063

1410 COLUMBIA ST,
PENTICTON, BC V2A 3X8

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1410 COLUMBIA ST, PENTICTON

Here is an ideal home for a young family. Move-in ready ½ duplex with a large fully fence yard that backs onto the Columbia Elementary School. It has a nice open concept living, dining and kitchen. There are 2 bedrooms up and 2 bedrooms down and 2 full bathrooms. The master bedroom boasts sliding glass doors to a private deck. This home has been beautifully maintained with lots of upgrades. The roof is approximately 9 years old, there is central air, u/g irrigation and a security system. All the windows are 2 pane vinyl. A convenience store is right next door and there is bus service almost at your doorstep. Your family will thrive in this comfortable home and fabulous location. Please note that the water usage bill includes the adjoining duplex and must be split.

SPECIAL FEATURES

A LOVELY MOVE-IN READY HOME

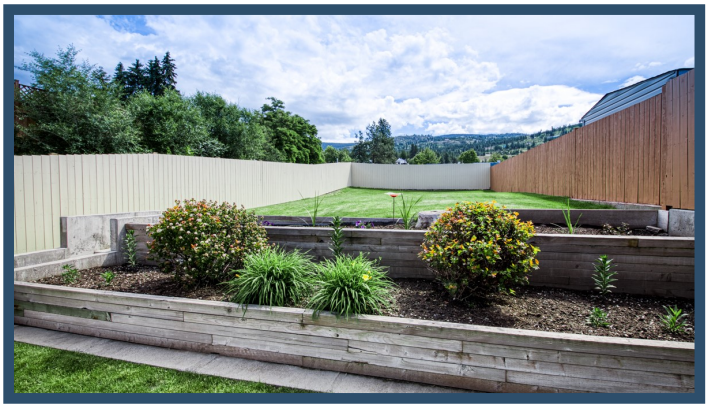
- Good quality finishing
- Excellent floor plan
- The perfect family home

AN IDEAL LOCATION

- Columbia Elementary School right out the back door
- Convenience Store right next door
- Bus stop on the corner of Duncan & Columbia
- 5 Minutes from downtown

OUTDOOR SPACES

- A gorgeous fully fenced yard
- Tiered Gardens
- Lovely patio areas



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AN OPEN CONCEPT LIVING, DINING & KITCHEN AREA

- Guests feel welcome as soon as they enter this lovely home.
- The bright spacious living room gets fabulous light through the large picture window.
- The open floor plan creates a comfortable stress-free atmosphere for entertaining.
- Move right in and feel at home. The home décor choices will fit any style.
- The kitchen and dining area offer great storage. There is plenty of space to add a larger table if one desired.
- Even the hallways are spacious and offer great storage options.
- New laminate floors through the living room and hallway. And nice neutral tile in the kitchen and dining and foyer.
- A second entry/exit takes you out to the back yard.

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BEDROOMS - 2 UP, 2 DOWN

All the bedrooms get lots of light and good sized windows.

Master Bedroom

- A private deck and access to the back yard through sliding glass doors.
- Mirrored closet doors.
- Plenty of space for a king sized bed if you choose.
- Ceiling Fan

2nd Bedroom on the Main

- Currently used as a den but is a fabulous room for a smaller child
- Ceiling fan
- Mirrored closet doors

Lower Level Bedroom

- This room is the largest of the bedrooms and offers space to put a recliner.
- Comes with the lovely wardrobe.

2nd Lower Level Bedroom

- The smaller of the 2 lower bedrooms but is a great size for any child.

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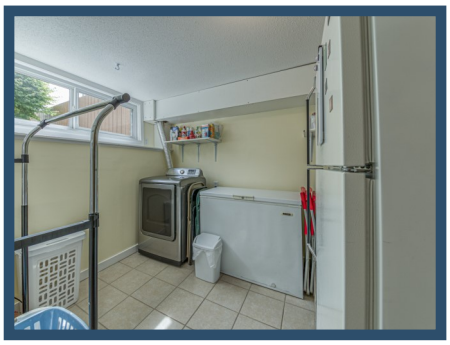

Family Room

- This is a large room perfect for either a family room or bedroom.
- There is a full sized closet without doors.

Laundry Room

- Newer washer/dryer
- Full closet for lots of storage
- Plenty of space for extra appliances and other laundry tasks

Main Floor Bathroom

- Beautifully updated
- Solid surface counters
- Tiled tub surround and walls

Lower Level Bathroom

- 3 Piece bathroom with newer corner shower
- An ideal bathroom for kids or guests

HEATING	Gas Forced Air Furnace
COOLING	Central Air
TAXES	$2,327.68 (2019)
ZONING	RD1 (DUPLEX)
P.I.D.	028-163-729
SUB AREA	Duncan/Columbia
WATER	Municipal
SEWER	Connected

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ROOM MEASUREMENTS

MAIN FLOOR	870 SQ FT	**LOWER LEVEL**	870 SQ FT
FOYER	3’-7 x 10’-4	**BACK ENTRY HALL**	6’-7 x 3’-8
LIVING ROOM	10’-9 x 17’-7	**FAMILY ROOM**	11’-3 x 16’-9
DINING ROOM	10’-4 x 6’-6	**BEDROOM**	8’9 x 12’-4
KITCHEN	10’-4 x 7’-6	**BEDROOM**	8’-8 x 17’-11
MASTER BEDROOM	11’ x 13’-3	**LAUNDRY ROOM**	9’-2 x 11’-4
BEDROOM	9’-6 x 13-3	**BATHROOM - 3 PCE**	5’-9 x 6’
BATHROOM - 4 PCE	7’-6 x 6’-2		

All measurements approximate. Buyer should verify if important.

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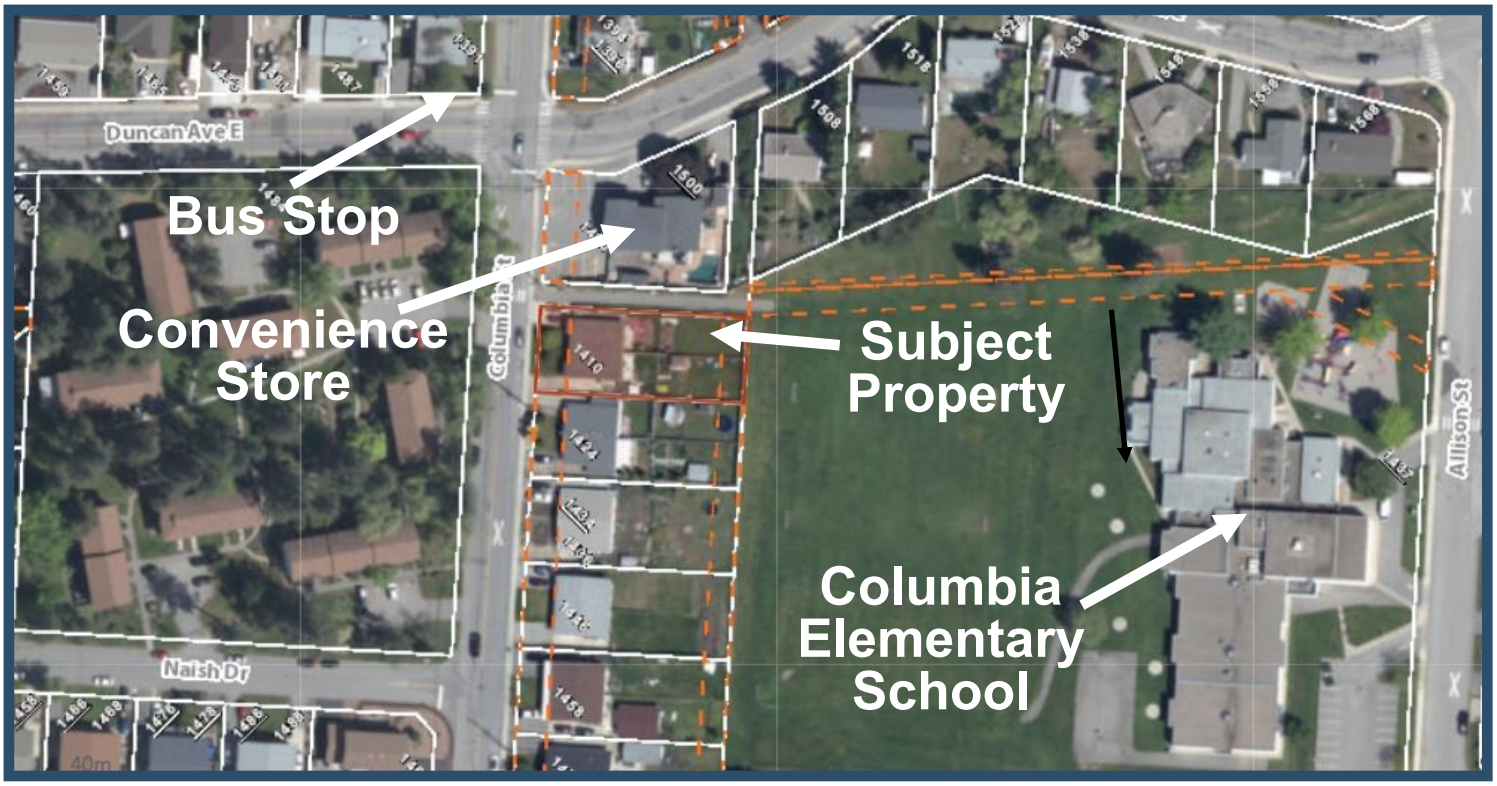

FABULOUS OUTDOOR SPACES

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Not Intended to solicit properties already listed for sale.*