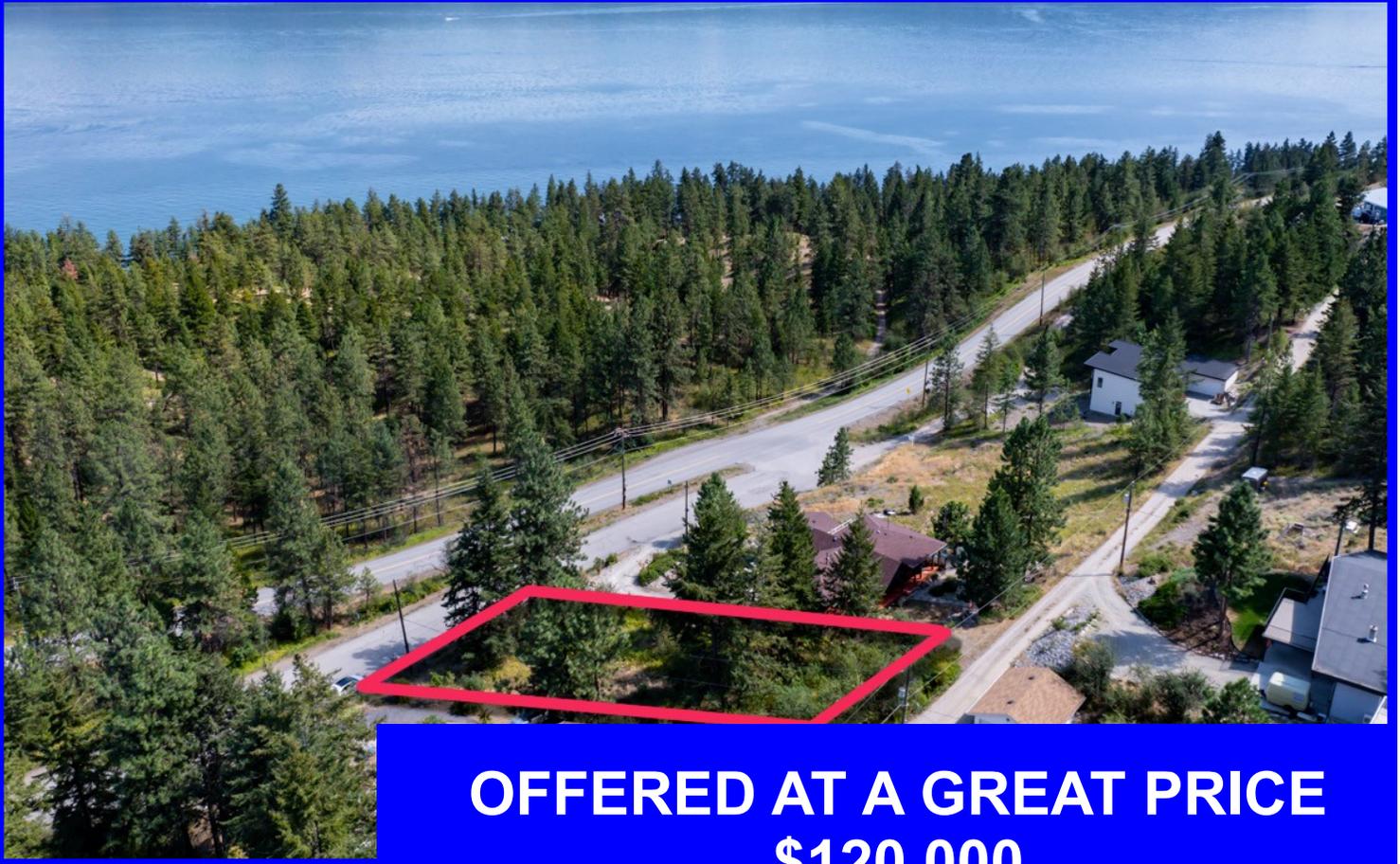


**A LAKE VIEW LOT ONLY
MINUTES TO THE LAKE**

FR
FAIR REALTY



**OFFERED AT A GREAT PRICE
\$120,000**

**MLS®
10366560**

**10490 PINECREST RD
VERNON (FINTRY), BC V1H 2B1**

<https://www.tammyantrobust.com/10490-pinecrest-rd-vernon>



Presented By:

Tammy Antrobust, REALTOR®

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250-488-0804

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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.

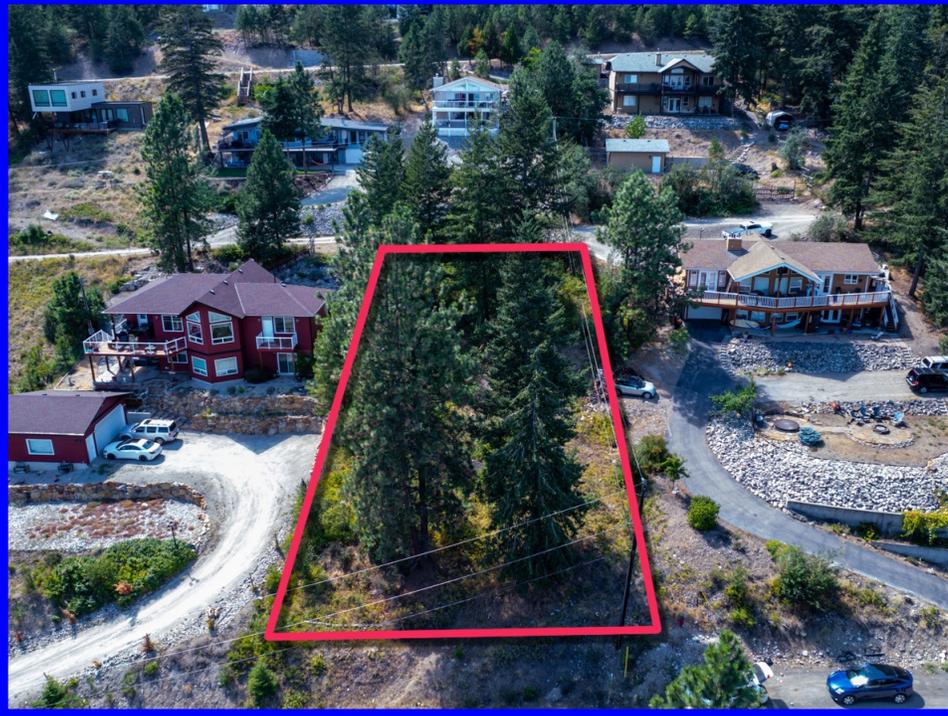
The Real Estate Home Buyer Rescission Period

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.

A LOT THAT WOULD SUIT ANY STYLE OF HOME



FEATURES

- Lake View
- Mountain View
- Sloping Lot
- Access from the Top and Bottom
- Municipal Water
- Beach Nearby

BUILDING SCHEME

- No Mobile Homes
- Prefabricated Homes OK
- No Poultry or Livestock

Please read the full registered Building Scheme for additional information

Lake and Mountain View Lot Details

This magnificent quarter-acre lot offers breathtaking views of both the lake and surrounding mountains, providing an ideal setting to build your dream home. The lot's unique layout allows access from both the top and the bottom, making a level-entry rancher the perfect design choice. Additionally, the lower side of the property would be well-suited for ample parking, with the possibility of constructing a separate garage for added convenience.

Location and Amenities

Situated just a short walk from beach access on the Westside of Okanagan Lake, this location is perfect for outdoor enthusiasts. The area features extensive backcountry trails, ideal for activities such as ATVing, hiking, and sledding. For everyday needs, the La Casa General Store is conveniently located only ten minutes away. Shopping options are also within easy reach, with Vernon approximately 32 minutes away and Kelowna about 46 minutes from the property.

Services and Utilities

The lot is serviced by municipal water, and both water and electricity are available at the lot line. Please note that a septic system will be required for this property, and gas service is not available in the area.



Sloping Lot

- This slight slope is an ideal layout to build a level entry rancher with walk-out basement.
- Maximize your lakeview through the design of your home.

Fire Protection

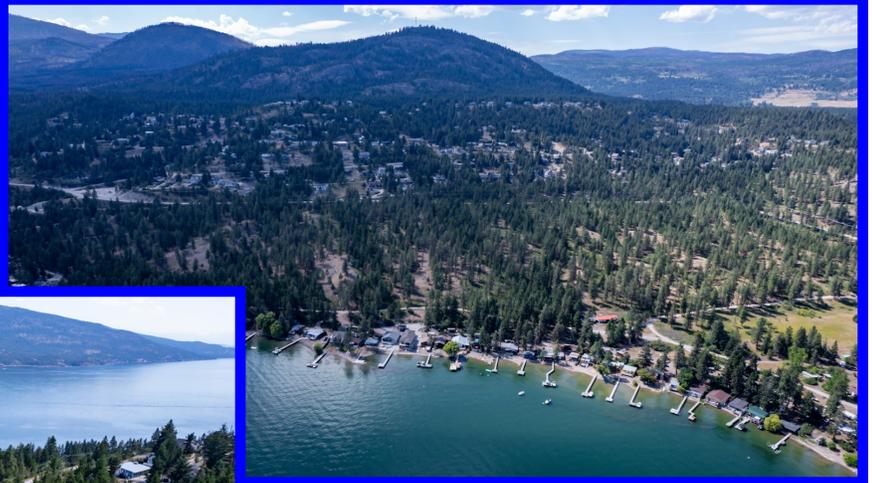
- There is fire protection in the whole area but most importantly there is a fire hydrant right on the corner of this lot



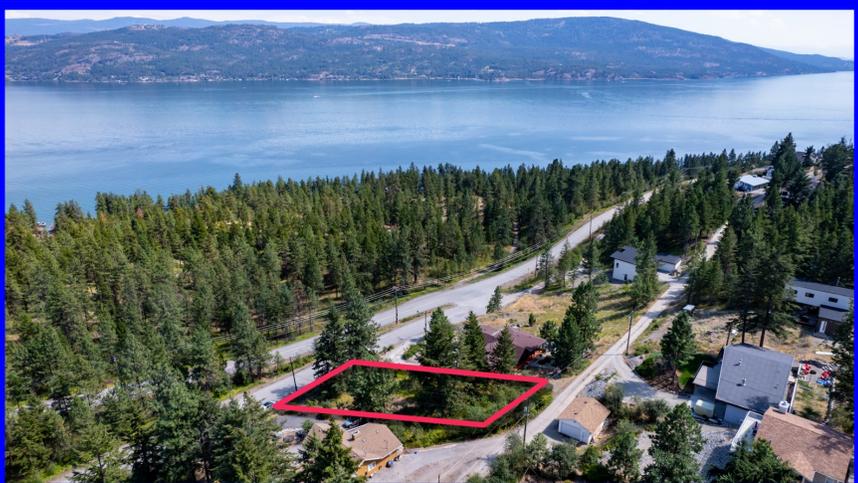
WESTSHORE ESTATES

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Lake & Mountain Views

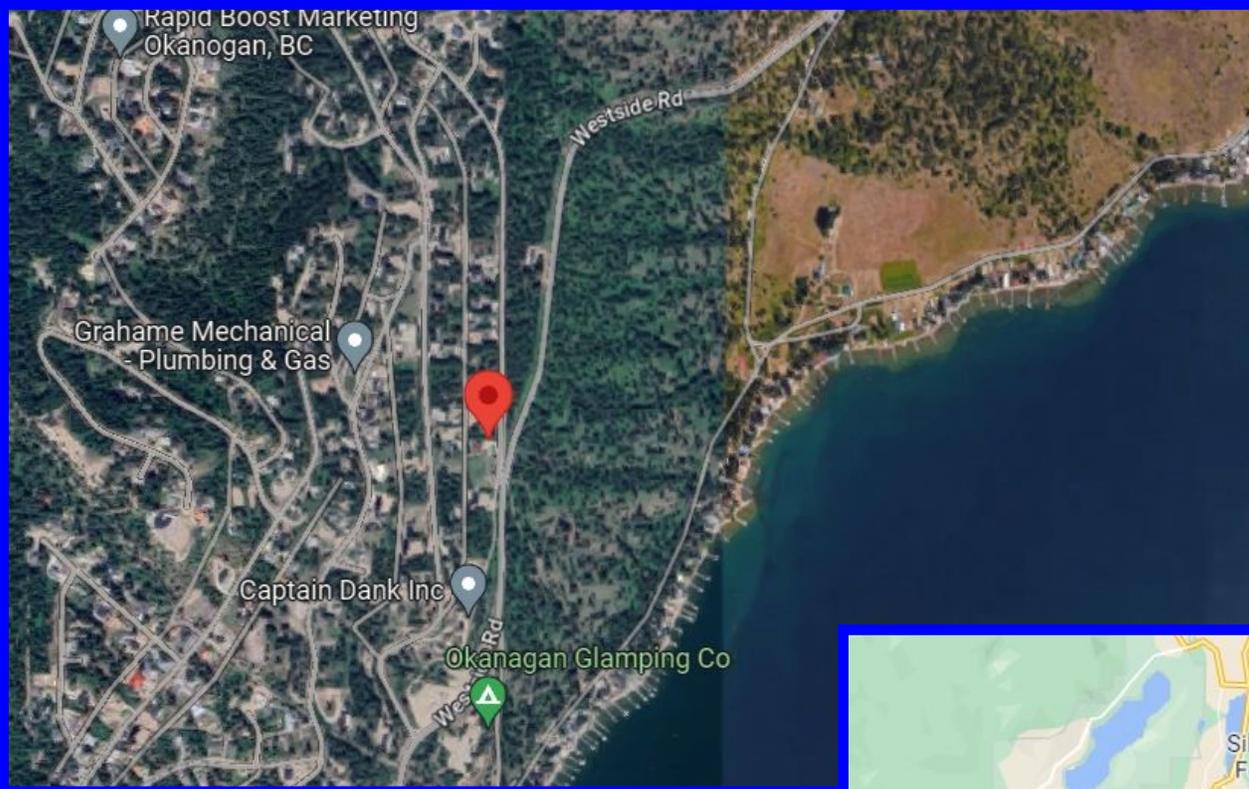


Walk Minutes to Beach Access



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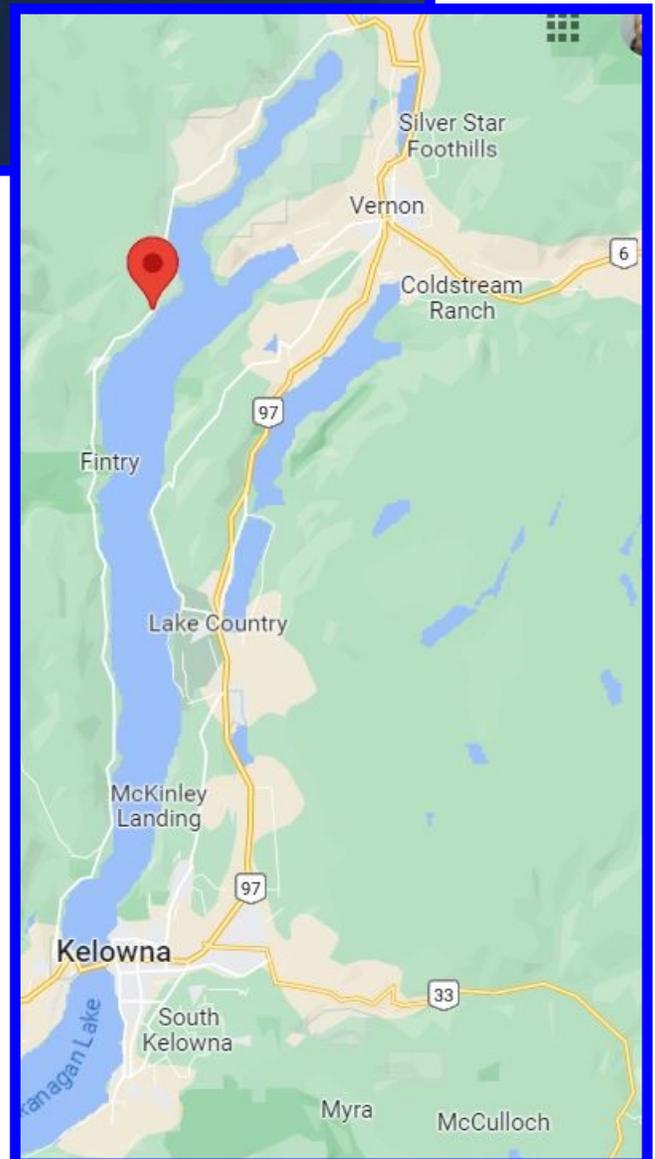


Directions From West Kelowna - 44 mins

- Head northeast on Hwy 97 N toward Boucherie Rd/Horizon Dr **2.7 km**
- Take the Westside Rd exit..... **300 m**
- At the roundabout, take the 3rd exit onto Westside Rd..... **43.4 km**
- Slight left onto Pinecrest Rd **87 m**
- **Destination will be on the left**

Directions From Vernon - 32 mins

- Head north on 31 St toward 35 Ave..... **350 m**
- Turn left onto 39 Ave **90 m**
- Turn right at the 1st cross street onto 32 St/Okanagan Hwy/BC-97 N - Continue to follow Okanagan Hwy/BC-97N **8.5 km**
- Use the right lane to take the BC-97A N ramp to Kamloops **350 m**
- Turn left onto BC-97 N **5.6 km**
- Turn left onto Westside Rd (signs for Westshore/Fintry/Killiney) **22.1 km**
- Turn right onto Pinecrest Rd **87 m**
- **Destination will be on the left**



FINTRY PARKS

<https://bcparks.ca/fintry-park/#:~:text=Fintry%20Park%20includes%20360%20hectares,surrounding%20mountains%20and%20deep%20canyons>



Fintry Park includes 360 hectares of the former Fintry Estate, a heritage site with a colourful history. From the delta area to a forested area made up of ridges and deep slopes, this park offers two dramatically different topographical areas. There is over 2km of waterfront with surrounding mountains and deep canyons. Shorts Creek passes through a deep canyon creating a series of waterfalls and deep pools. With almost two kilometres of waterfront property, the park has opportunities for camping, swimming, fishing,

canoeing, kayaking, hiking, and wildlife viewing. Recreational users can enjoy the natural sand beach while wildlife viewers can hike the Canyon trail and view a variety of birds, small mammals, deer, and bighorn sheep in the higher regions.

Historical features throughout the park include the Manor House, the octagonal barn and several other farm buildings. A small wetland area located south of the Packing House, a portion of lakeshore and the Shorts Creek corridor and canyon below Westside Road are designated special feature-natural conservation areas. Notable features within the zone include a large eagle's nest, old growth cottonwoods, and several wildlife trees, Shorts Creek waterfall and kokanee spawning grounds. The Fintry Manor House, garden, the barns, remnant power generation, and irrigation systems are special heritage features.



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**

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