

**A GORGEOUS ONE LEVEL RANCHER
WITH LAKE AND MOUNTAIN VIEWS**

FR
FAIR REALTY



**OFFERED FOR SALE AT
\$1,198,000**

**MLS®
10339755**

1893 SANDSTONE DR
Penticton, BC V2A 8Y6

<https://www.tammyantrobust.com/1893-Sandstone-Dr>



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.



FEATURES

INTERIOR

- Pristine one level rancher
- Beautifully updated
- Open Floor plan
- Hardwood floors
- 3 Bedrooms
- 2 Bathrooms
- Gas fireplace

OUTDOOR SPACE

- Large back patio
- Flat partially fenced back yard
- Community park and outdoor skating rink

PARKING

- Double car garage with high ceilings and a storage mezzanine
- Lots of open parking

LOCATION

- 7 Minutes to Penticton
- Close to Elementary school

Welcome to an incredible home in a very desirable community in the West Bench area.

Enjoy a fabulous view of both lake and mountains from your deck and back yard.

This one level rancher is move-in ready with updated baseboards, lighting and fresh paint.

An open floor plan offers generous entertaining space.

Whether you love to cook or not you will be delighted with the kitchen; plenty of counter space, lots of storage, S/S appliances with gas range and a center island.

The hardwood floors show beautifully with a fresh coat of finish.

Three spacious bedrooms and 2 full bathrooms provide ample space for a young family or empty nesters.

With no one behind you, you will appreciate the quiet enjoyment of the flat fenced yard. And you will appreciate it even more when the wild horses come to graze at the back of the fence.

A double car garage has high ceilings and mezzanine for storage.

This family-oriented development has a large playground, an outdoor hockey rink and the area has access to a large network of trails for hiking and biking.

Immediate possession is possible.



Kitchen

- This fabulous kitchen is the hub of the home
- Spacious workspace, lots of storage and center island
- The sit-up bar is an excellent spot to entertain while cooking
- Open living space to a breakfast nook, dining area and family room



Breakfast Nook

- A perfect place to enjoy a quick breakfast while delighting in the view



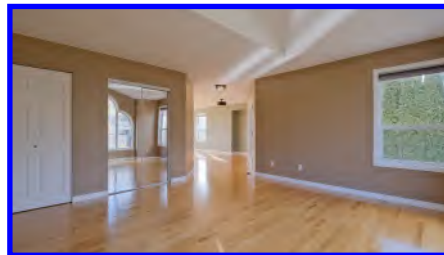
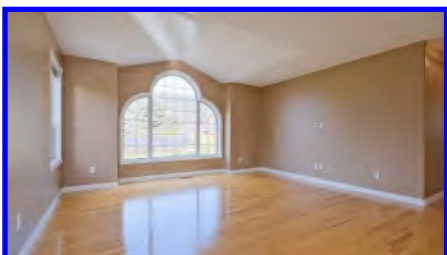
Family Room

- An ideal setting for the kids to relax or play in the company of mom and dad
- The comfort of the gas fireplace keeps everyone happy and warm



Dining Room

- An excellent space for formal dining if desired
- Plenty of room for a large table and buffet



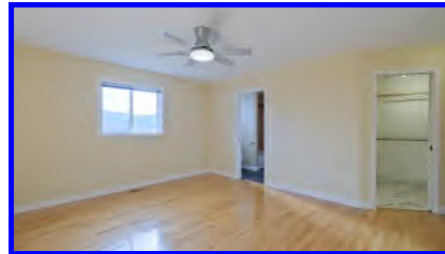
Living Room

- The living room is separated from the hub of the house to lounge quietly with a book



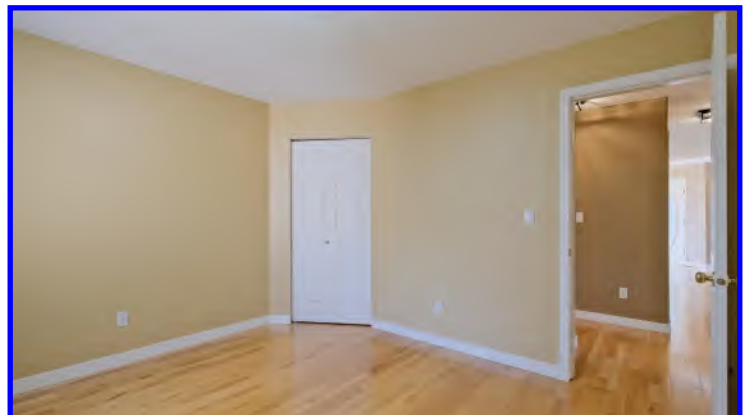
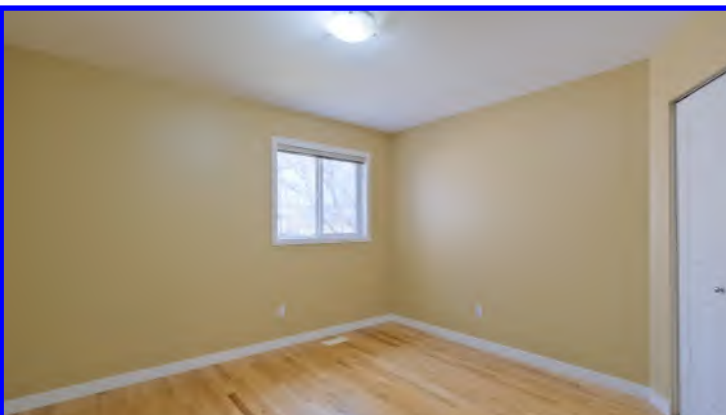
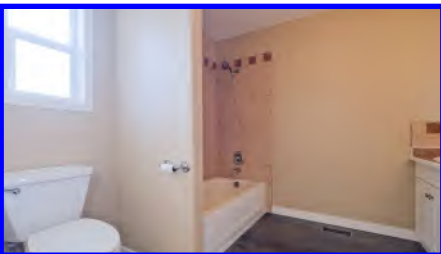
Primary Bedroom

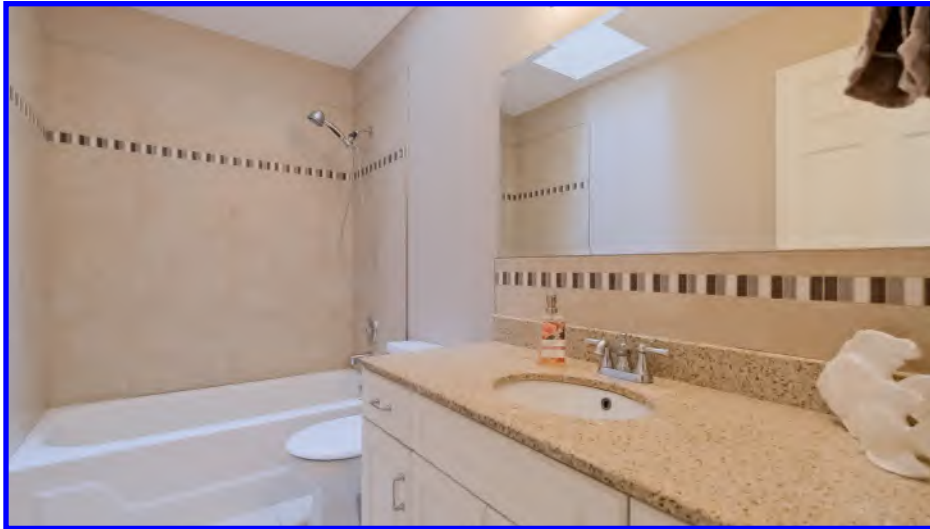
- A spacious bedroom that easily fits a king bed and a good sized bedroom suite
- Walk-in closet large enough for two to share
- The generous sized 5 piece ensuite offers tub/shower combo, lots of storage and 2 personal sinks



Bedrooms

- Two other great bedrooms ideal for your kids or guests
- Or use one for an office/den
- Good sized closets in both
- One room is distanced from the primary bedroom where the other is right next to it which would be perfect for younger children





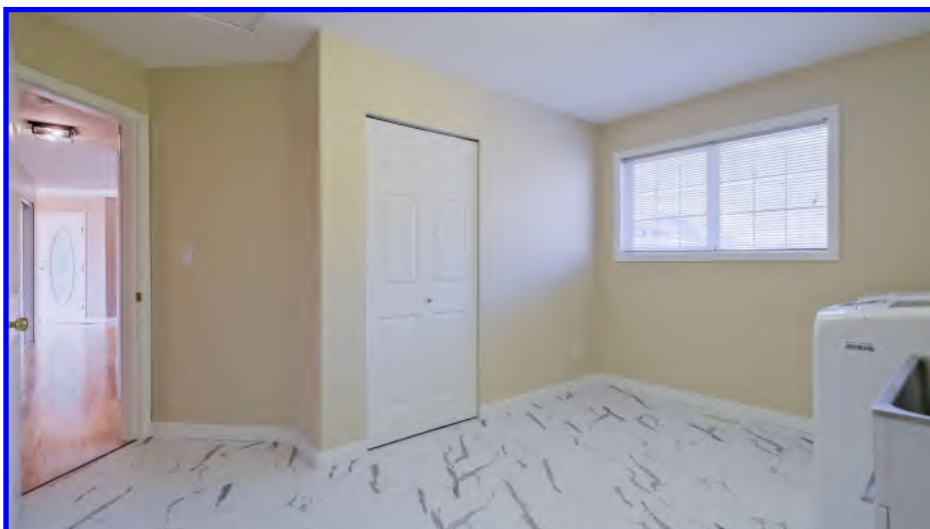
Main Bathroom

- This lovely bathroom is perfect for kids and guests with a tub/shower combo and lots of storage
- The skylight provides lots of natural light



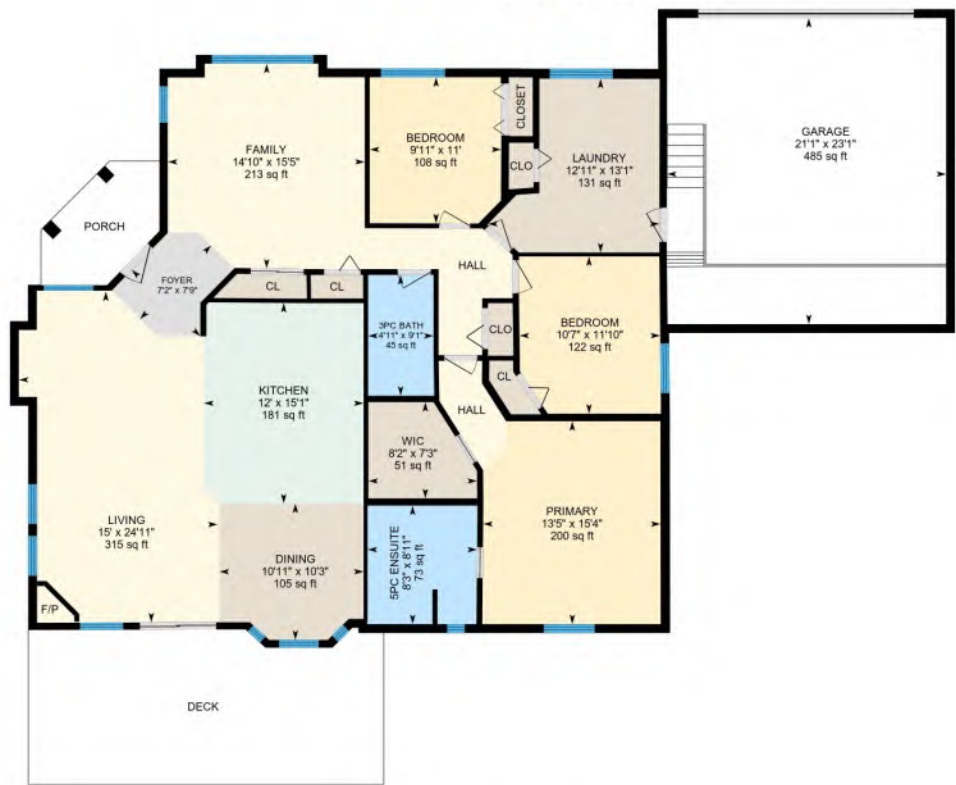
Laundry

- Good quality appliances and a sink cabinet with storage
- Spacious enough to use as a hobby room as well
- In a convenient location to bedrooms
- Access from the garage makes hauling groceries a much easier task
- There is a closet for coat and shoe storage



1893 Sandstone Dr, Penticton, BC

Main Floor Exterior Area 1925.04 sq ft
Interior Area 1805.12 sq ft
Excluded Area 532.64 sq ft



0 5 10 ft

PREPARED: 2025/03/24



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
FINISHED FLOOR AREA	1,925 sq ft
BEDROOMS	3
BATHROOMS	1-4 Pce, 1-5 Pce
WATER	Sage Mesa Water
SEPTIC INSTALLED	800 Gallon Tank
HEAT/ A/C	Natural Gas, Forced Air Furnace & A/C
PARKING	2 Car garage
YEAR BUILT	1997

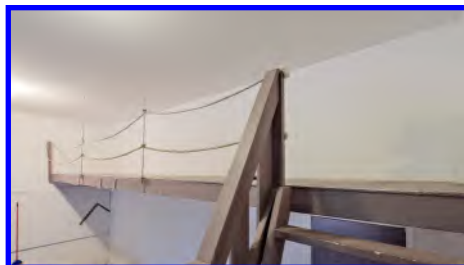
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OUTSIDE SPACES



Garage

- Space for 2 cars
- Mezzanine for Storage
- Access to the crawl space



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



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