



compliments of:

**TAMMY ANTROBUS, Realtor®**



## **A RETIREMENT HOME WITH ALL THE PERKS**



**OFFERED AT AN EXCELLENT  
PRICE \$629,900**

**EXCLUSIVE**

**9512 TURNER ST**

**Summerland, BC V0H 1Z5**

**<https://www.tammyantrobus.com/summerland-bare-land-half-duplex>**

**<https://tours.brucerutherfordphotography.com/134872>**

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# Where DREAMS Come Home



Downsizing? This immaculate, level entry half duplex offers a great solution to downsize but still leaves enough space for family visits.

There are 2 bedrooms and 2 full bathrooms up and a bedroom down. It is beautifully updated, has a full partially finished basement with a rec room, wine storage space and lots of other storage.

The kitchen has great workspace, lots of storage, and an eating bar. There is an instant hot tap for fast, efficient cooking.

Adjoining the kitchen is a family room with fireplace and sliding doors to the back patio.

The master bedroom has a lovely window seat that looks out to the back yard, a walk-in closet and a lovely ensuite with a barn door entry.

You will fall in love with the outdoor space, it has a large, covered patio area and a fully fenced grassy area.

The single garage has a man door to the main foyer.  
All this and walking distance to all amenities.

## SPECIAL FEATURES

### BARE LAND STRATA

- 50+
- 1 Dog or 1 Cat Allowed
- Rentals may be approved by Strata Council

### LOCATION

- Walking distance to Shopping, Dining and Recreation
- Easy highway access

### INTERIOR FINISHING

- Easy care updated flooring throughout
- Updated electrical fixtures
- Large windows providing plenty of natural light

### OUTDOOR SPACE

- Fabulous covered patio that seats a good sized family gathering
- Fully fenced back yard lined with beautiful shrubs and flowers
- Nice spacious front yard

<b>HOUSE STYLE</b>	Rancher with Basement
<b>FINISHED FLOOR AREA</b>	1,778 sq ft
<b>BUILT</b>	1983
<b>COVERED PARKING</b>	1 Covered Space
<b>SUB AREA</b>	Main Town Summerland
<b>P.I.D.</b>	018-042-830
<b>WATER</b>	Municipal
<b>SEWER</b>	Connected
<b>STRATA FEE</b>	\$125.00
<b>RESTRICTIONS</b>	50+, Pets Allowed, Rentals possible with approval



**ENJOY BRIGHT SPACIOUS  
MAIN FLOOR LIVING  
SPACES**

**Living Room**

- A perfect sized living room for a formal visit
- Large windows for maximum light
- The ceiling fan provides lots of light and moves the air for a comfortable feel

**Dining Room**

- Located between the kitchen and living room
- Spacious enough for a larger table if desired and a good sized buffet

**Kitchen**

- A well designed kitchen for maximum functionality
- Plenty of counter space and storage
- Good quality appliances
- Instant hot water tap

**Family Room**

- Located just off the kitchen allowing you to visit with your guests while you are preparing a great meal
- The gas fireplace is a beautiful addition to the décor and creates a cozy ambiance to a cold night







## MAIN FLOOR

### PRIMARY BEDROOM

- A lovely spacious bedroom has warm colours and beautiful floors
- The window seat is the perfect space to sit and relax for some quiet time but 2nds as great storage as well

### ENSUITE

- An adjoining 4pce ensuite has a tub/shower combo and plenty of storage
- A barn style door allows for much easier access and would be ideal for a wheel chair access if its required

### WALK-IN CLOSET

- This closet is a perfect size for two and it has space for a good sized dresser if desired

### BEDROOM #2 / OFFICE

- Currently set up as an office but as it has a closet it would be an ideal guest bedroom
- It has 2 doors, one through to the foyer and one through to the laundry room which is adjacent to the main Bathroom





## LOWER LEVEL BEDROOM

- This lower level bedroom is great for guests that want a little privacy
- There is a closet under the stairs but no window.
- It has access to the stairs through one door and the rec room through the other

## REC ROOM

- Located off the lower bedroom and off the storage/mechanical room
- The rec room comes complete with the pool table

## STORAGE / MECHANICAL ROOM

- This unfinished space is currently set up for storage and houses the mechanical room
- The one section of the room is a perfect corner for wine storage
- The furnace was replaced in 2009





**9512 TURNER ST, SUMMERLAND, BC V0H 1Z5**

**FOYER**



**MAIN FLOOR BATHROOM**



**LAUNDRY ROOM**



**BUILT-IN VACUUM (not complete) & WINE STORAGE**



**STAIRS TO LOWER LEVEL**





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## RELAXING OUTDOOR SPACES



## ROOM MEASUREMENTS - All Measurements are Approximate

### MAIN LEVEL

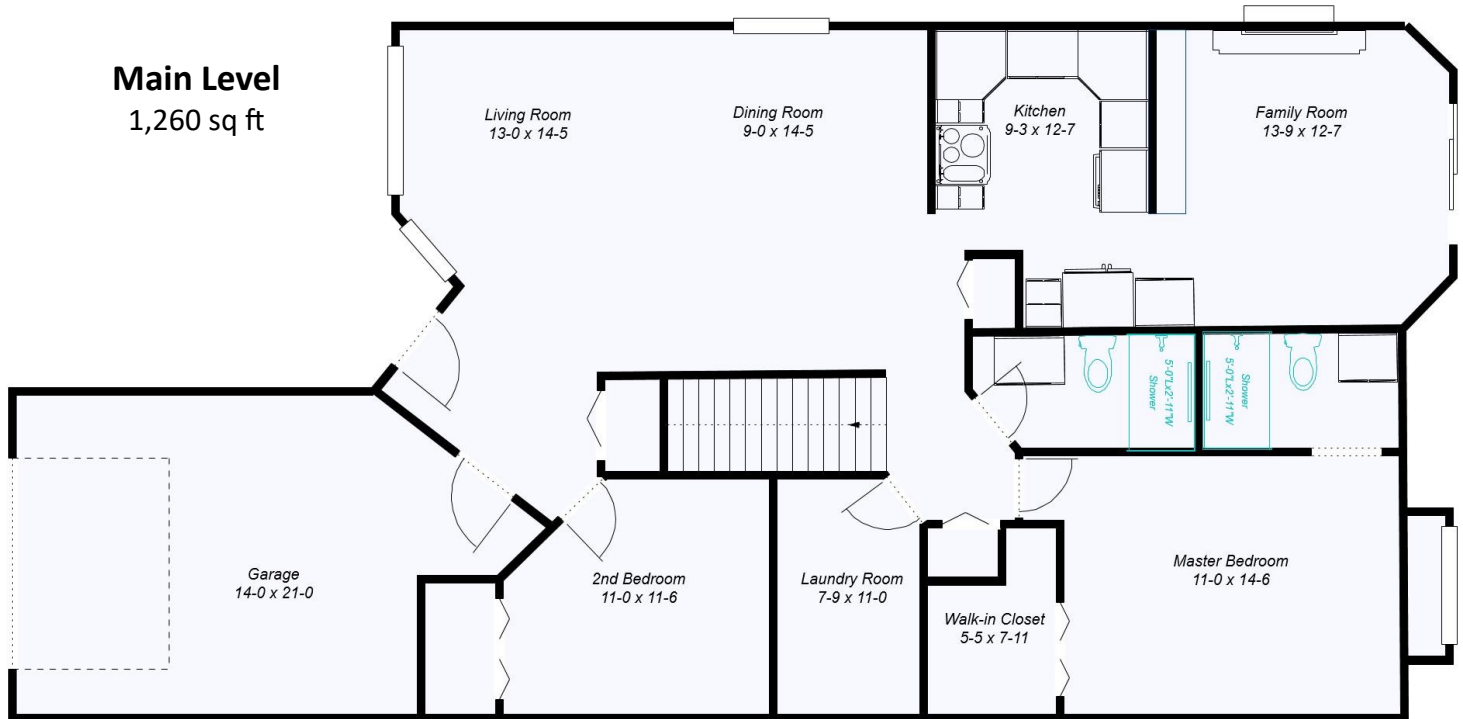
LIVING ROOM	13-0 x 14-5
KITCHEN	9-3 x 12-7
DINING ROOM	9-0 x 14-5
FAMILY ROOM	12-7 x 13-9
MASTER BEDROOM	11- x 1-6
ENSUITE (4PCE)	4-11 x 9-8
BEDROOM	11-0 x 11-0
LAUNDRY	5-6 x 11-0
BATHROOM (4PCE)	4-11 x 9-6
FOYER	5-0 X 8-0

### BASEMENT

REC ROOM	14-4 x 20-9
BEDROOM	10-4 x 15-6
STORAGE / MECHANICAL ROOM	14-2 x 42-8
GARAGE	14-0 x 21-0
VIEWS	Mountain View
HEAT	Forced Air Furnace
FUEL	Gas
A/C	Central
TAXES	\$2,575.21 (2021)
ZONING	RMD

**Main Level**

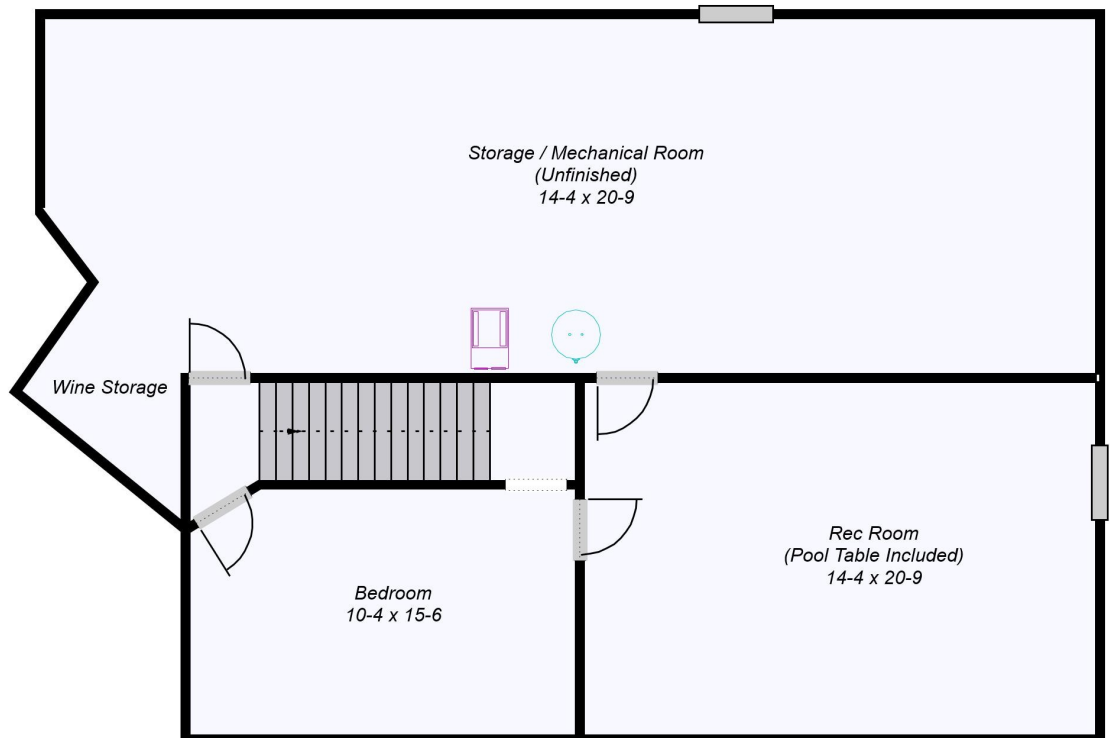
1,260 sq ft



**Lower Level**

518 sq ft Finished

605 sq ft Unfinished

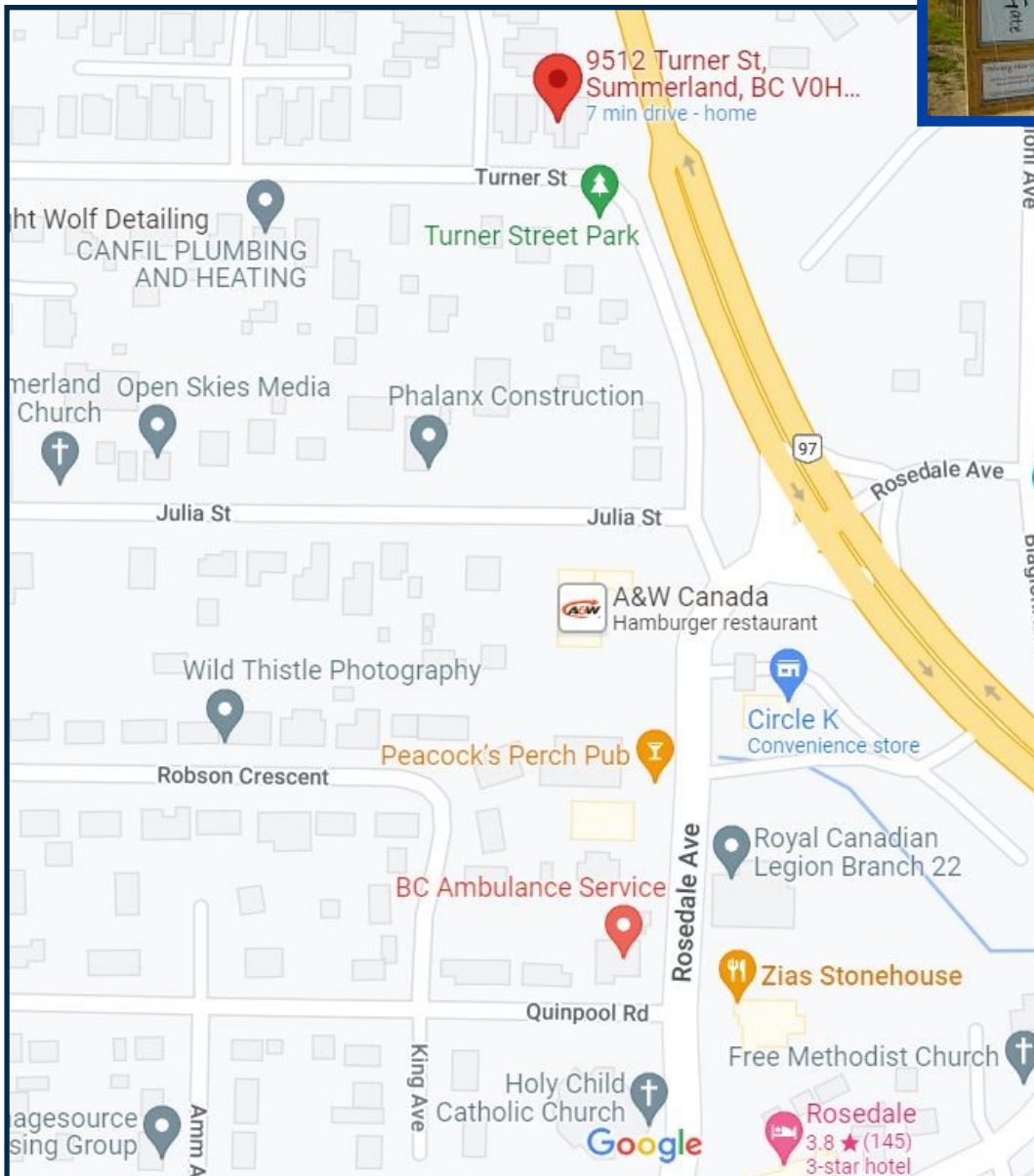


*All measurements approximate. Buyer should verify if important.*



# 9512 TURNER ST, SUMMERLAND, BC V0H 1Z5

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



**Wineries**



**Giants Head Mountain**



**Okanagan Lake**



**Downtown Summerland**

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)

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For more property information go to:  
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**Providing a customized approach to your real estate  
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Not Intended to solicit properties already listed for sale.\*