



compliments of:

TAMMY ANTROBUS, Realtor®



**TOP FLOOR - EAST FACING -
EXCELLENT LOCATION**



**OFFERED AT A GREAT PRICE
\$400,000**

MLS® 201966

401-329 RIGSBY ST

Penticton, BC V2A 5S6

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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!

BCFSA BC Financial Services Authority

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

AN IDEAL CHOICE FOR INVESTORS OR SMALLER FAMILIES



This gorgeous east facing top floor condo has a fabulous large deck with a beautiful view of the mountains and city sights.

Enjoy an open floor plan with a large living and dining room. The corner gas fireplace provides the perfect warmth for the main living area.

It has a great kitchen with an ideal layout and lots of storage and counter space.

Both bedrooms have balcony doors to the covered patio. The main bedroom has a full ensuite and great closet space. The 2nd bedroom is at the opposite end of the condo for maximum privacy. It has a large walk-in closet and is located next to the 2nd bathroom.

This perfect location is walking distance to the beach, shopping and recreation.

Strata fee includes gas for the fireplace and barbecue.

No Pets Allowed.

No Rental Restrictions!

SPECIAL FEATURES

INTERIOR FEATURES

- A well-designed kitchen with lots of cupboards and counter space
- Great sized rooms
- 3 Sliding doors to the large covered deck
- Lots of storage

OUTDOOR SPACES

- Large covered east facing deck
- Beautiful mountain and city views plus a peak-a-boo lake view
- There are several patio areas on common property to enjoy

SECURE UNDERGROUND GARAGE

- 1 Parking Space Included
- Additional parking spaces possible

LOCATION

- Walking Distance to the Beach, Shopping, Restaurants and Recreation
- Golf Nearby - Penticton Golf and Country Club plus others
- Close to South Okanagan Events Center

TYPE	4 Storey Condo
YEAR BUILT	1996
HEATING & A/C	<ul style="list-style-type: none"> • Electric Baseboard • Gas Fireplace • Wall A/C
STRATA FEE	\$420.15
INCLUDED IN STRATA FEE	<ul style="list-style-type: none"> • Gas • Onsite Manager • Strata Management • Garbage • Sewer • Gardening
BYLAWS	<ul style="list-style-type: none"> • No Pets • Rentals Allowed • No Age Restrictions



Living Room

- This is a bright and spacious living room that is open to the dining and kitchen
- The corner gas fireplace is perfect on a cold winters night
- Sliding doors to the deck provide ample light and convenient access to your private outdoor space



Dining Room

- An ideal location to both the living room and kitchen
- There is plenty of space for a good sized dining table and buffet if desired



Kitchen

- Excellent kitchen design
- Lots of storage and work space
- Undercounter lighting



PRIMARY BEDROOM AND ENSUITE



Primary Bedroom

- A good sized bedroom just off the living room separated from the 2nd bedroom for maximum privacy
- There is ample storage with the double mirrored closet as well as another closet behind the access door



Ensuite

- Large 3pc ensuite
- Enjoy the walk-in seated shower for your daily routine



Second Bedroom

- This bedroom also has a sliding door to the deck for easy access
- There is a walk-in closet that would work as another storage room if needed
- Although not technically an ensuite, it is located right next to the main bathroom

Main Bathroom

- This bathroom has plenty of storage with undercounter storage and a linen closet



Laundry

- Easy access to the laundry in the main bathroom
- Stacking front loading washer and dryer

Storage

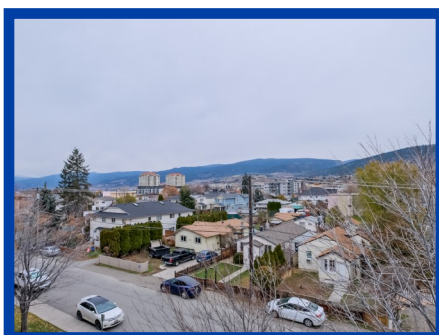
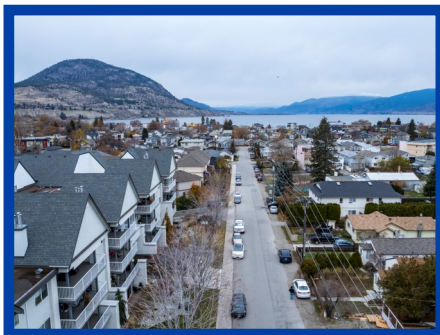
- You have both an in-suite storage unit as well as another 5' x 3 1/2' storage unit on the deck

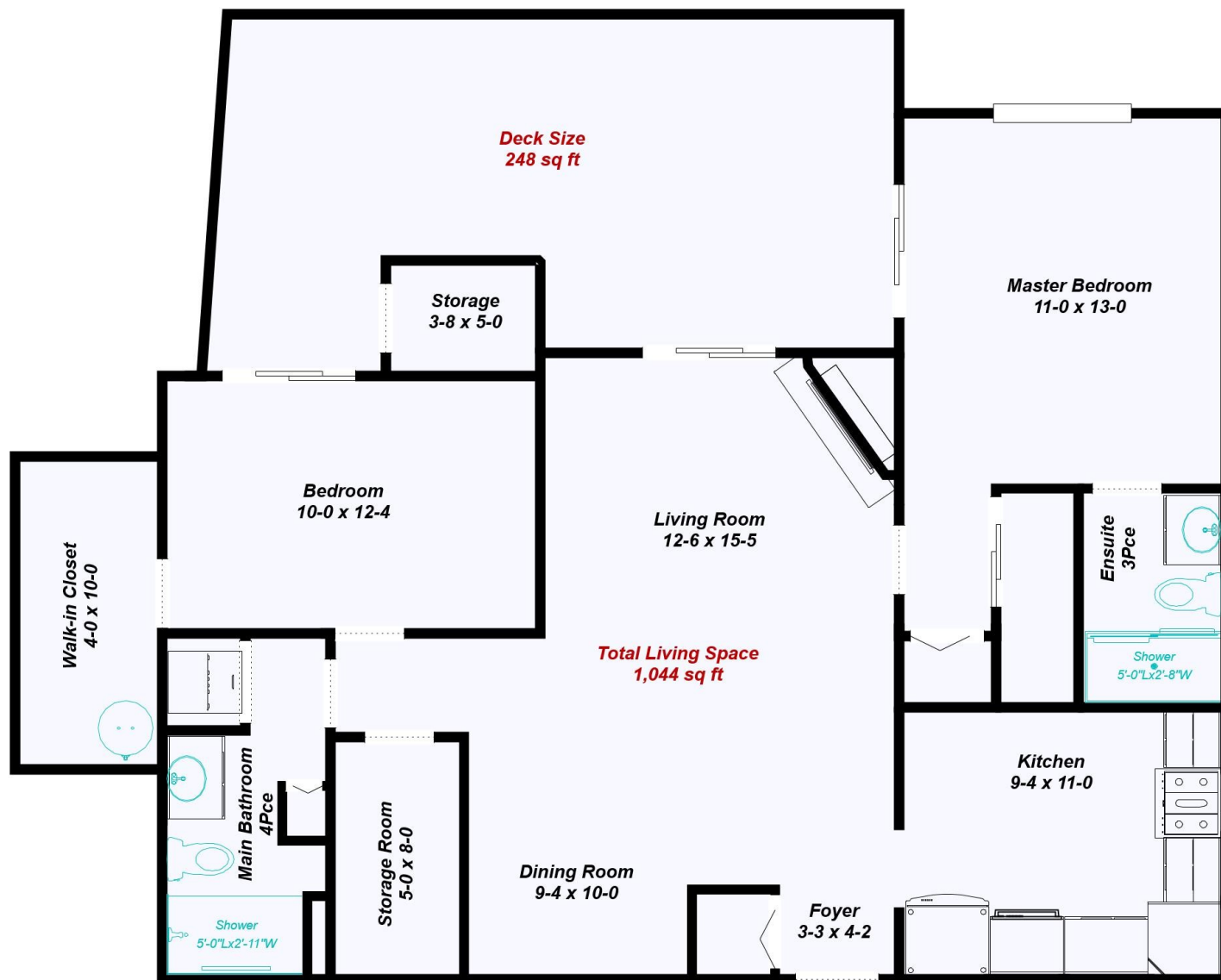


401-329 RIGSBY AVE, PENTICTON, BC V2A 5S6

RELAXING OUTDOOR SPACES

LAKE, MOUNTAIN & CITY VIEWS





ROOM MEASUREMENTS

LIVING ROOM	12-6 X 15-5	2ND BEDROOM	10-0 x 12-4
KITCHEN	9-4 x 11-0	WALK-IN CLOSET	5-0 x 10-0
DINING ROOM	9-4 X 10-0	MAIN BATHROOM/ LAUNDRY (4-PC)	6-6 x 12-0
MAIN BEDROOM	11-0 x 13-0	STORAGE	4-0 x 8-0
MAIN BATH / ENSUITE (3PCE)	5-0 x 7-10	STORAGE	3-8 x 5-0
FOYER	3-3 x 4-2	DECK	248 Sq Ft

All measurements approximate. Buyer should verify if important.

PROPERTY SPECIFICATIONS



BEDROOMS	2
BATHROOMS	2
FINISHED FLOOR AREA	1,044
HEAT	Electric Baseboard
COOLING	Wall Air Conditioner
FIREPLACE	Gas included in Strata Fee
VIEWS	Mountain View
YEAR BUILT	1997
TAXES	\$1,565.00
SUB AREA	Main North
SEWER	Connected



THE LAGUNA



Secure Entrance and Mail Pickup Area



Common Walkways and Patio Areas

ABOUT THE LAGUNA

Major Items Already Upgraded and/or Replaced

- The elevator has been retrofitted with all new parts in November 2022
- The garage membrane
- The roof
- Painting the interior of the Building

Secure Underground Parking with a secure Man Door

- There is also a designated room for bike and tire storage
 - Scooters can be parked and plugged in at a minimal monthly cost
 - Additional parking stalls can be rented for \$20.00/mth
- ### Common Areas
- There are several patio areas as well as some green space on Lagunas Property
- ### Onsite Caretaker
- The onsite Caretaker is responsible for maintaining the janitorial duties as well as minor repairs and maintenance.
 - He is available for inquiries or general issues that arise

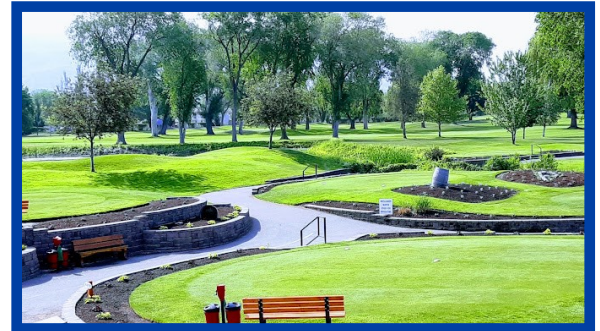
Property Management Co

- Colyvan Pacific Real Estate Management
- Kathy Vanderlee
- 604-683-8399
- kvanderlee@colyvanpacific.com

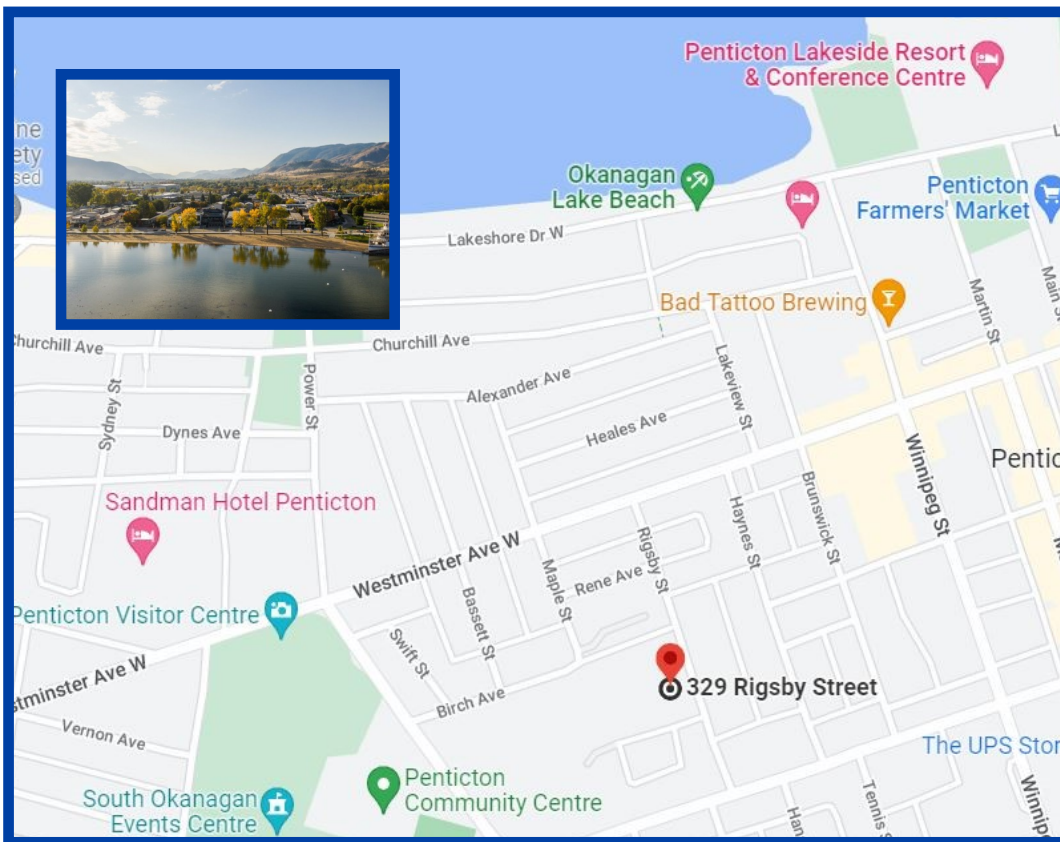
WELCOME TO PENTICTON

A place to stay forever! Nestled between two lakes, *Penticton* enjoys long, hot summers, dry winters and more than 2000 hours of sunshine each year.

Penticton is one of just two cities in the world situated between two lakes. Beaches and water fun are part of the summer culture here – dive in like a local and get wet. Okanagan and Skaha Beaches feature nearly 15 acres of premium, sandy beach and swimming areas. Along with all of the year-round outdoor recreational activities available, agriculture has been an important contributor to Penticton's livelihood. There are over 80 wineries in the Penticton area, 7 (soon to be 8) craft breweries, 2 cideries and 3 distilleries all within easy walking or biking distance of the downtown core.



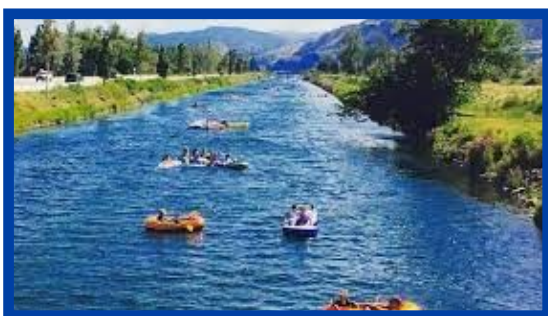
Penticton Golf and Country Club



South Okanagan Events Center



Okanagan Lake Beach



Penticton River Chanel



Pine Hills Golf

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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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Each Office Independently Owned and Operated

The above information is from sources deemed reliable it should not be relied upon without independent verification.

Not Intended to solicit properties already listed for sale.*