

**A GORGEOUS FAMILY HOME IN A
PRESTIGIOUS AREA**

FR
FAIR REALTY



**OFFERED AT AN EXCELLENT
PRICE \$1,050,000**

**MLS®
10314955**

161 CHRISTIE MTN LN
Okanagan Falls, BC V0H 1R3

<https://www.tammyantrobust.com/161-christie-mtn-ln>



Presented By:

Tammy Antrobus, REALTOR®

tammy@tammyantrobust.com

250-488-0804

WWW.TAMMYANTROBUS.COM



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.



You will appreciate the welcoming feel of this home from the moment you drive up. The curb appeal of the xeriscape landscaping bordering the driveway draws you in to take a closer look.

The large open foyer is met with a spiral staircase to the upper level. Enter the formal living/dining room through double glass doors to the left.

Cooking is a welcome chore in the well-designed kitchen with center island and large pantry. The small nook area is ideal for an informal meal. And with the family room open to the kitchen monitoring your kid's activity is a breeze.

With 3 bedrooms and 2 full bathrooms on the upper level your younger kids can be on the same floor with you.

The Primary bedroom boasts a private balcony, a large walk-in closet and a 5-piece ensuite.

A walk-out basement is a perfect space for family entertainment. Or you could put in an in-law suite for your older children that want to have more independence.

All of this plus the most fabulous outside spaces you can imagine; A built-in barbecue area, a patio area with a pond, a lower patio space with hot tub and an oasis with creek, ponds and green space on the .62 acre parcel.

This property is on a wildlife corridor so you will be able to watch the Big Horn Sheep, Deer and other wildlife firsthand.

Most of the furniture could be included if desired.

FEATURES

INTERIOR

- Excellent floor plan
- Good quality finishing
- Create an in-law suite in the walk-out basement

OUTDOOR SPACE

- Located on a wildlife corridor bringing many deer, big horn sheep and other animals for sanctuary
- A park like setting with lots of green space, ponds and a creek
- 2 Balconies plus 2 patio spaces offer you lots of private quiet space
- Enjoy the hot tub on the lower patio in all seasons of the year

PARKING

- 2 cars fit in the garage, there is RV parking as well as plenty of space for lots of open parking

LOCATION

- Heritage Hills is a community with great pride of ownership
- You will enjoy friendly helpful neighbours
- Only a short drive to shopping, schools and other amenities
- On a school bus route

Don't hesitate, this home could be YOURS!



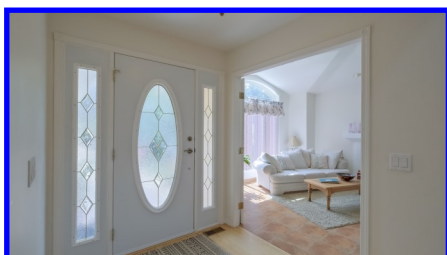
ENJOY BRIGHT SPACIOUS MAIN FLOOR LIVING

Foyer

- Enter the home through the large front door with a glass feature 2 side light panels
- The welcoming foyer has gorgeous hardwood floors and opens to a spiral staircase leading to the upper level and decorative niches

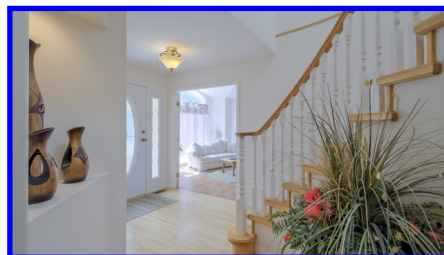
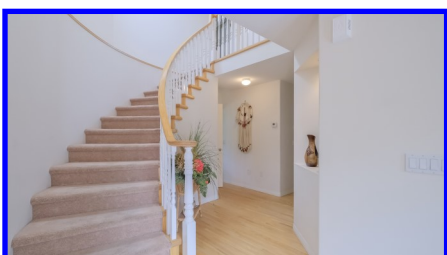
Living Room

- Double French doors take you into the formal living and dining rooms
- Vaulted ceilings and lots of windows create an elegance to the space
- A lovely gas fireplace is a beautiful addition to the room



Dining Room

- This formal dining room is located just off the kitchen making dinner parties convenient and easy
- There is plenty of space for a large gathering of people plus a good sized buffet/China cabinet





MAIN FLOOR

Kitchen / Eating Nook

- This well designed kitchen provides an ideal setting for the novice chef
- There is tons of storage with the cabinetry and the walk-in pantry
- With plenty of workspace, good appliances two can work side by side in style
- The breakfast nook is between the kitchen and family room providing the perfect space for in informal meal, coffee and snacks



Family Room

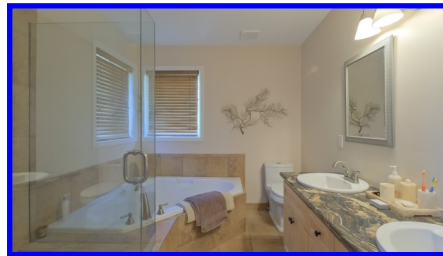
- The family room features a gorgeous gas fireplace and sliding doors to one of the outer patio areas
- This is the perfect area for your kids to hang out while you are preparing meals





Primary Bedroom

- A large spacious bedroom with walk-in closet and your own private balcony
- The 5 pce ensuite boasts 2 sinks a corner soaker tub, and a separate shower



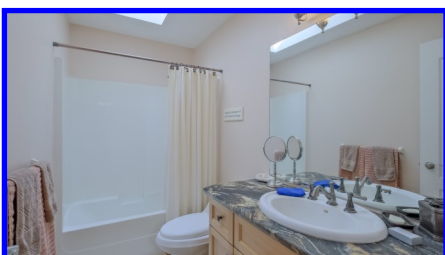
2nd Bedroom

- This bedroom is a great size with a full closet and a window seat for relaxing with a good book



3rd Bedroom

- This bedroom is a bit smaller than the other but it has the closet and the window seat has built-in storage



Main Bathroom

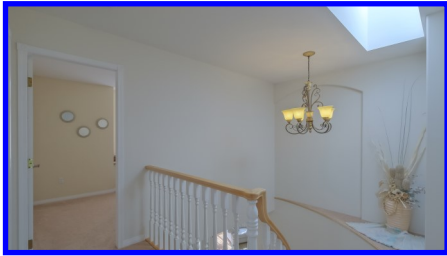
- In a convenient location close to both of the bedrooms
- It features a tub/shower combo, comfort height toilet & sink
- A skylight provides excellent light



LOWER LEVEL

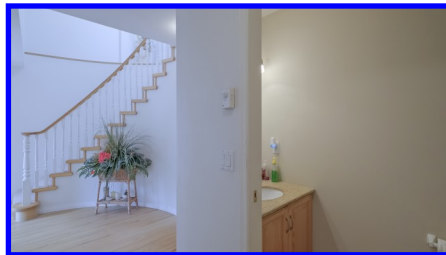
- The walk-out basement is essentially a clean slate to work with
- On one side you have a space that could be converted into a separate living space if desired
- A carpeted area could be a bedroom with closet space, with the balance of the room into a kitchenette and dining area
- On the other side of the basement there is a family room with sliding doors to a covered patio area
- There is a 2 pc bathroom here but you could make a larger bathroom with a shower if desired





Foyer and Staircase

- Bright and spacious
- Sky light at the top of the stairwell
- A decorative niche is the perfect spot for your cherished décor



Powder Room

- This 2 pce bath is located just off the laundry room and Foyer for convenient access for the main floor



Laundry Room

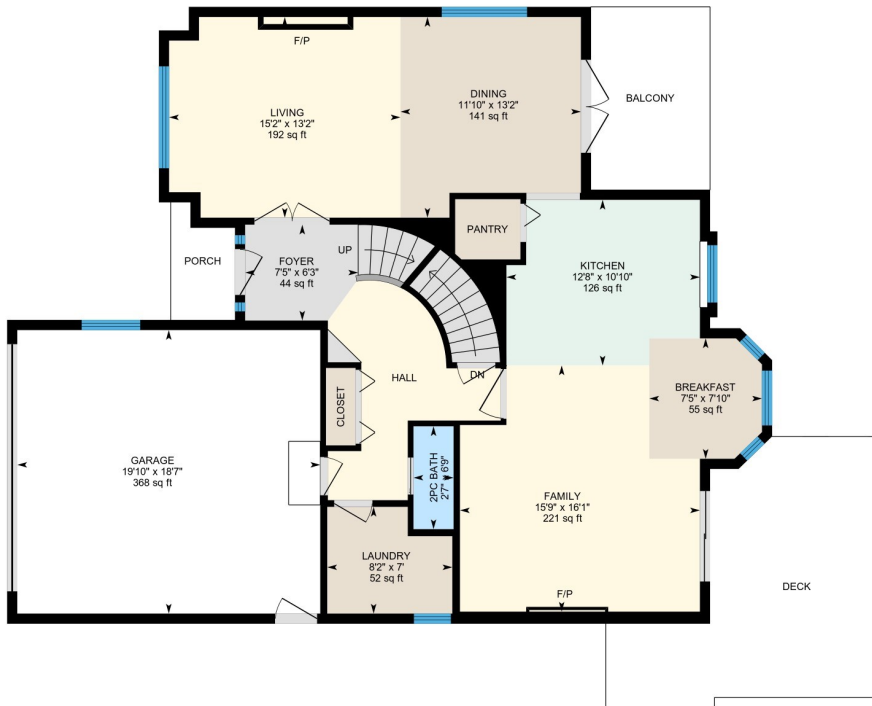
- Front load Washer/Dry
- Laundry sink
- Lots of storage

Garage

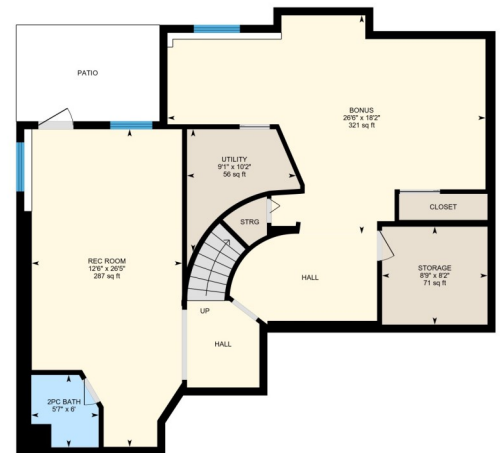
- Space for 2 cars
- Work benches



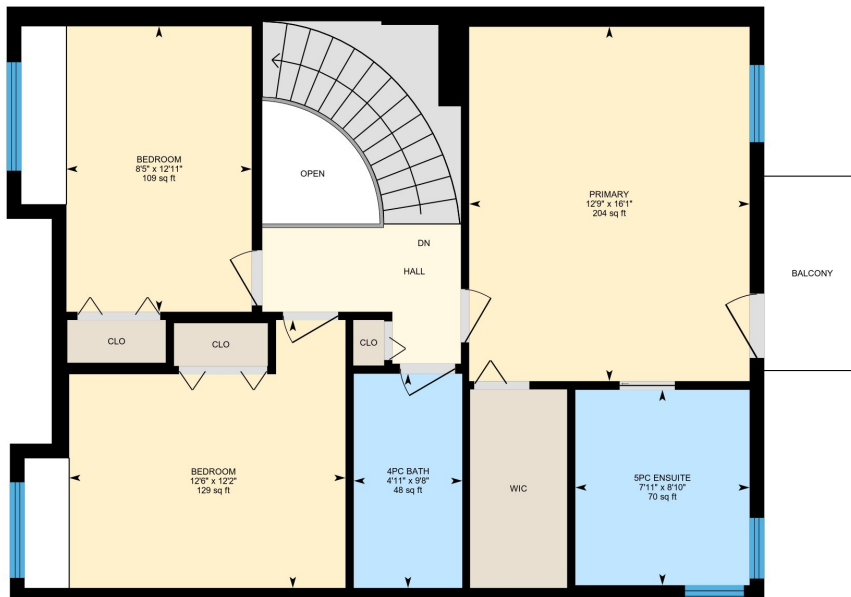
Main Floor Exterior Area 1151.10 sq ft
Interior Area 1051.67 sq ft
Excluded Area 404.08 sq ft



Basement Exterior Area 1079.44 sq ft
Interior Area 979.16 sq ft



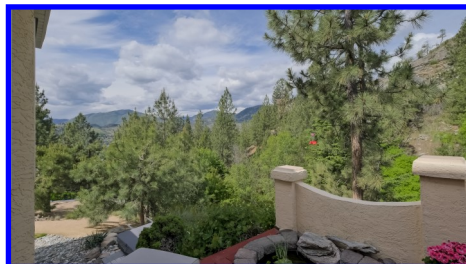
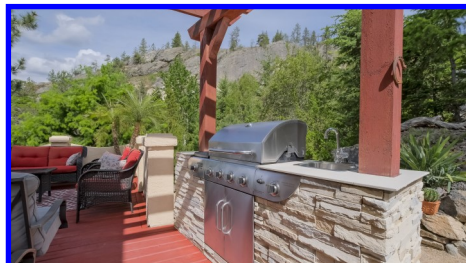
Top Floor Exterior Area 840.46 sq ft
Interior Area 763.88 sq ft
Excluded Area 23.35 sq ft



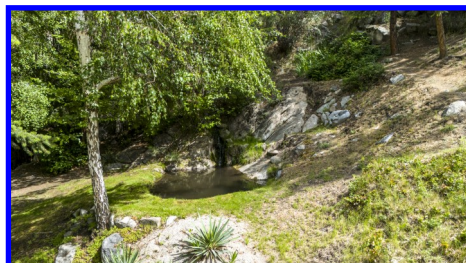
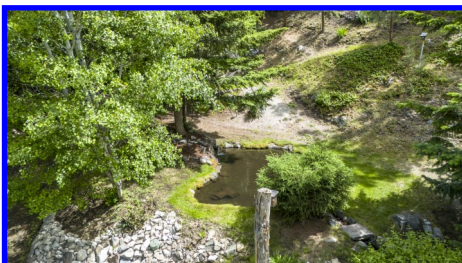
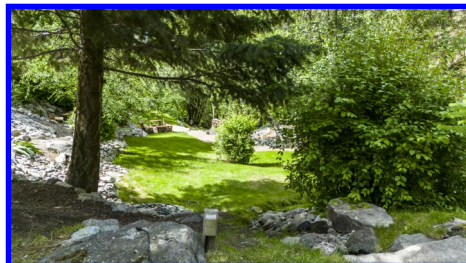
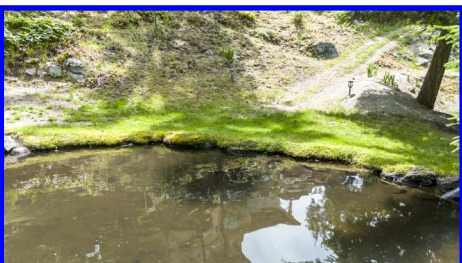
HOUSE STYLE	2 Storey with walk-out Basement
FINISHED FLOOR AREA	2,795 sq ft
BEDROOMS	3
BATHROOMS	2-2Pce, 1-4Pce, 1-5Pce
WATER	Lakeshore Waterworks
SEPTIC INSTALLED	Emptied May 26/24
HEAT/ A/C	Natural Gas, Forced Air Furnace
PARKING	2 Car garage, RV Parking, & Open Parking
YEAR BUILT	1996
BASEMENT	Could be in-law suite

161 CHRISTIE MTN LANE, OKANAGAN FALLS, BC V0H 1R3

**OPEN PATIO AREA OFF THE FAMILY ROOM
WITH BUILT-IN BARBECUE AND SEATING
AREA & POND**



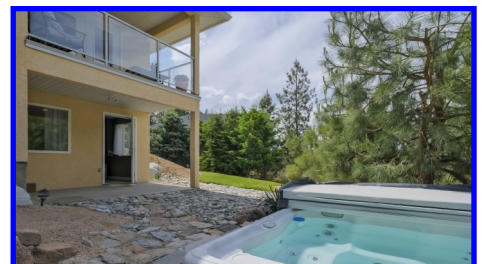
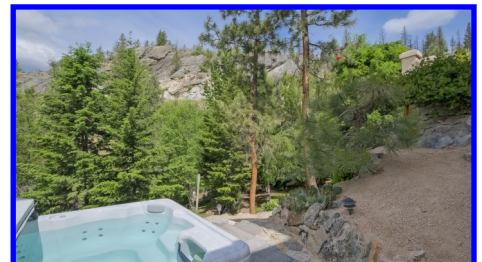
**GREEN SPACE ON WILDLIFE BELT
CREEK, PONDS, SHADE, PRIVACY ETC**



**UPPER BALCONY
OFF THE DINING
ROOM**



**LOWER COVERED
PATIO WITH
HOT TUB**



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The irregular shaped lot is approximately as shown. The seller has put flags on the corners of each intersection. (Does not include the swimming pool on the west side.)



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



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