

**A GOLFER'S DREAM - RANCHER
BACKING ONTO THE GOLF COURSE**

FR
FAIR REALTY



**OFFERED FOR SALE AT
\$650,000**

**MLS®
10356158**

126-801 COMOX ST
Penticton, BC V2A 8G5

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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 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 golfer's dream; Live right on the golf course in a lovely one level rancher with views of the mountains and golfers at play.

This fabulous floor plan offers 2 spacious bedrooms on opposite ends of the home, 2 full bathrooms, a large living and dining area with a corner gas fireplace and a great kitchen with breakfast nook.

The back yard faces east providing a comfortable place to enjoy the afternoons during the Okanagan Summers.

This home has been well maintained, the A/C has been updated, and a high efficiency furnace services the home at reasonable rates.

There is also a good sized laundry room and storage space.

Plenty of parking available with the single car garage, a carport and space for 2 more vehicles in the driveway.

Fairway Village is a well-run Bare land Strata with reasonable fees.

Shopping, recreation, and dining very close.

Hiking / biking trails within walking distance. Age 55+, and one small pet welcome.

Measurements taken from the iGuide.

FEATURES

INTERIOR

- Excellent Floor plan
- 2 Bedrooms on opposite ends
- 2 Full Bathrooms
- Corner Gas fireplace (has not been used in years)

OUTDOOR SPACE

- Covered patio on the East side with a view of the golf course

PARKING

- Single Garage
- Carport
- 2 Open Spaces

LOCATION

- North end of Penticton
- Backs onto the Penticton Golf Course
- Minutes to shopping, dining and recreation





Living Room

- This lovely living room features a corner gas fireplace and sliding doors to the covered patio area

Dining Room

- Located just off the living room, the dining room can be as small or as large as needed.



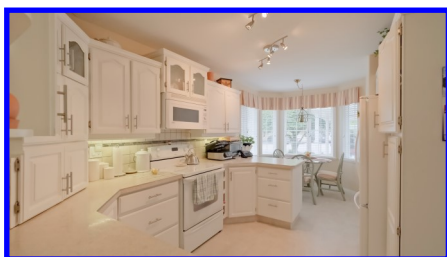
Kitchen

- The kitchen is designed well for optimum storage and functionality
- A pass through from the kitchen to the dining room creates a more sociable environment for the cook



Breakfast Nook

- Enjoy your morning coffee in this bright spacious room



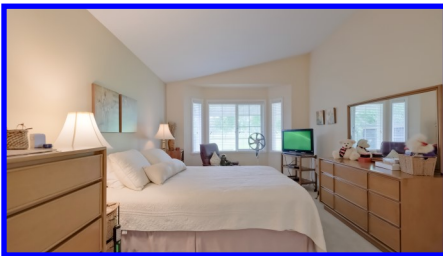


Primary Bedroom

- You will enjoy this spacious primary bedroom with vaulted ceilings, his and hers closets and a full 4 piece ensuite

4 Piece Ensuite

- Featuring a bathtub/shower combo, good storage and medicine cabinet



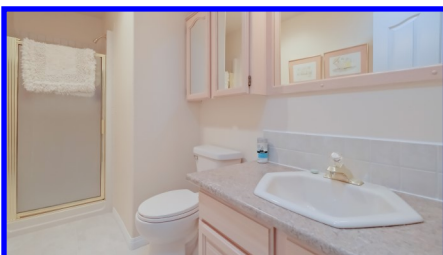
Second Bedroom

- Located at the front of the home, this is an ideal bedroom for guests or to use as an office



Main Bathroom

- A three piece bathroom located near the second bedroom and down the hall away from the living space





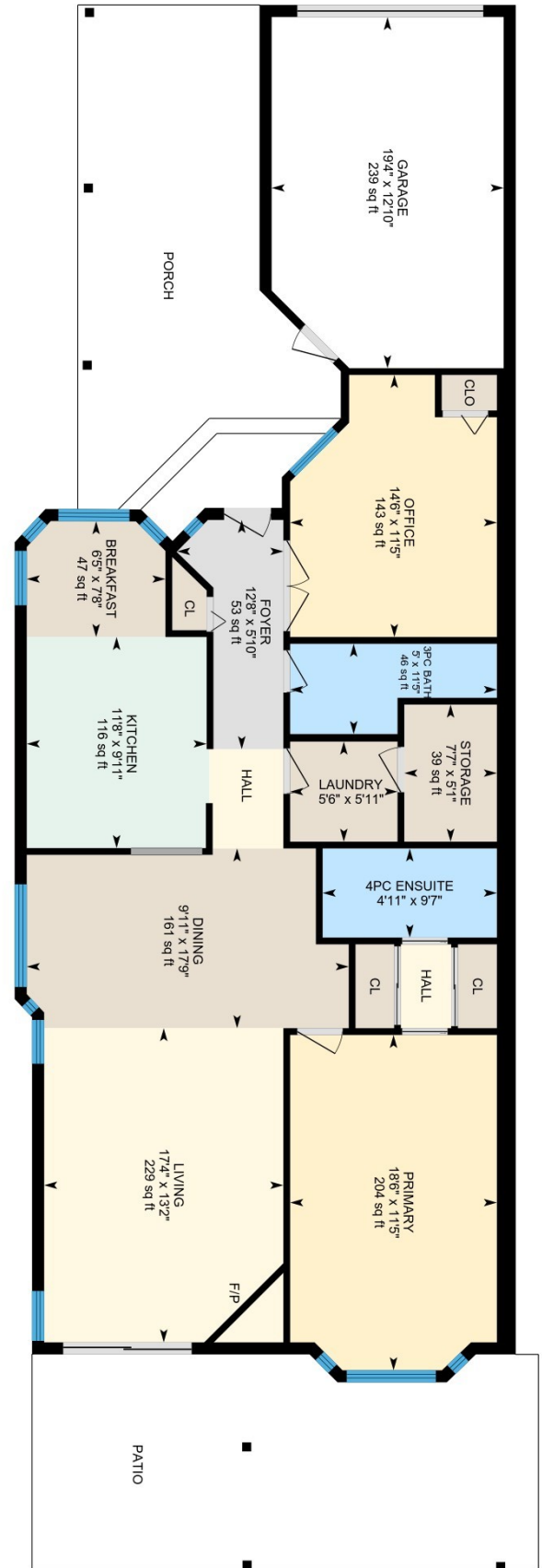
A QUIET OASIS FOR YOUR PLEASURE

Step out the back door to an outstanding view of the Golf Course, mountains and Okanagan sky.

Or relax in the shade with a book in the quiet splendor of the area. Your retirement should be fun and relaxing. You can have both in the fabulous home.

MAIN FLOOR

LIVING ROOM	13-2 X 17-4
DINING ROOM	9-11 X 9-11
KITCHEN	11-8 X 9-11
BREAKFAST NOOK	6-5 X 7-8
LAUNDRY ROOM	5-6 X 5-11
PRIMARY BEDROOM	18-6 X 11-5
ENSUITE	4-11 X 9-7
STORAGE	7-7 X 5-1
BEDROOM / DEN	11-5 X 14-6
MAIN BATHROOM	5-0 X 11-5



Measurements taken from iguide

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PROPERTY SPECIFICATIONS

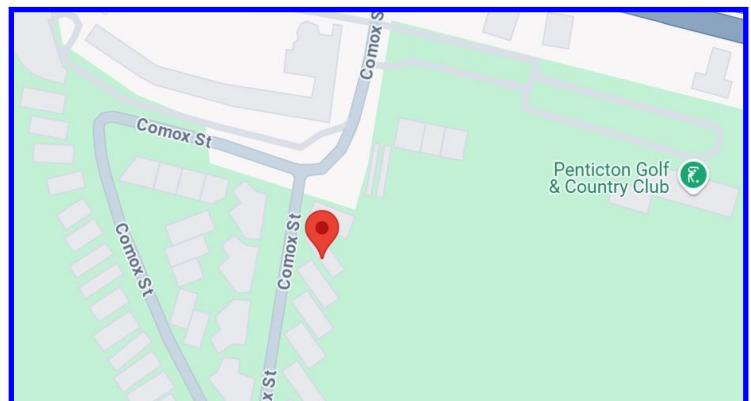
BEDROOMS	2	HEAT	Gas Forced Air Furnace
BATHROOMS	2	COOLING	Central A/C
STYLE	One Level Rancher	TAXES	\$4,367.89 (2025)
FINISHED FLOOR AREA	1,345 Sq Ft	ZONING	RM1
YEAR BUILT	1990	P.I.D.	016-008-120
PARKING	Single Car Garage, Carport, 2 Open Spaces	SUB AREA	Main St North
VIEWES	Golf Course & Mountain View	WATER	Municipal
		SEWER	Municipal

FAIRWAY VILLAGE

BARE LAND STRATA FEE \$150.00

PETS 1 Dog or 1 Cat up to 16" at shoulder

AGE 55+



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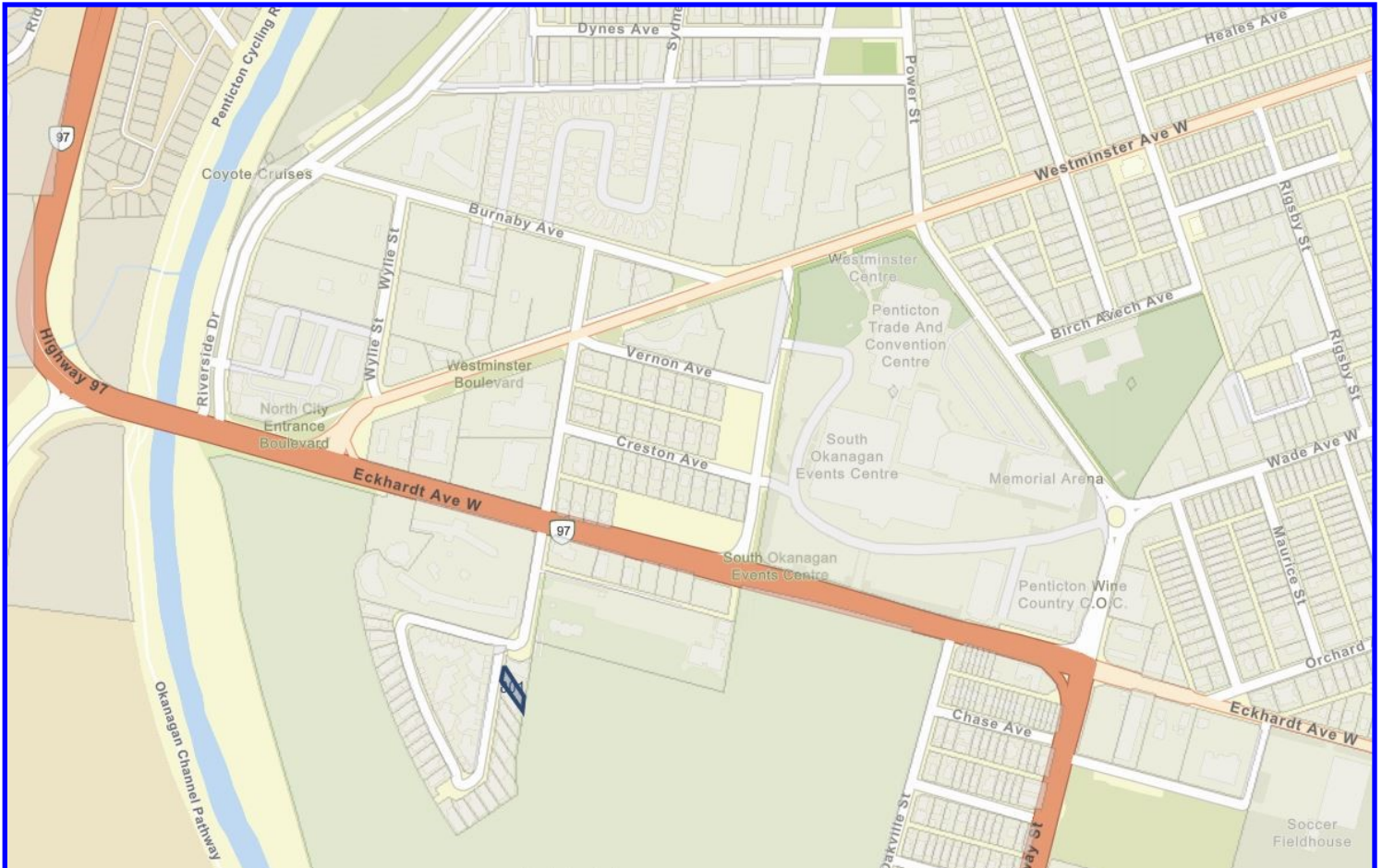
WELCOME TO PENTICTON

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 Channel

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



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