



This Listing Information has been provided to you by:

**ROYAL LEPAGE LOCATIONS WEST**

484 Main Street, Penticton, B.C.  
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ri Mun	<b>246 Hastings Ave</b>	Unit:	<b>409</b>	MLS®:	<b>111706</b>	<b>Current Price</b>	<b>\$196,500</b>
Area:	<b>Penticton</b>	PC:	<b>V2A 2V6</b>	Status:	<b>ACTIVE</b>	Sale Price	
Sub Area:	<b>PE Main North</b>			Taxes:	<b>\$1,605</b>	For Year:	<b>2010</b>
Type:	<b>Apartment Unit</b>			Zoning:	<b>RM4</b>		
Bedrooms:	<b>2</b>	Lot Acres:		Construction:	<b>Frame</b>	Sale Date:	
Bathrooms:	<b>2</b>	Lot Sqft:		Exterior:	<b>Vinyl</b>	DOM:	
Ensuite:	<b>1</b>	Frontage:		Roof:	<b>Asphalt Shingle</b>	Possession:	
Age:		Depth:		Foundation:	<b>Yes</b>	SB Comm:	
Year Built:	<b>2006</b>			Basement:	<b>None</b>	Title:	<b>Freehold, Strata</b>
Remodeled:	<b>No</b>			Bsmt Dev.:			
Storeys:	<b>One Storey</b>			Fireplaces:		R/I FP:	
				Fin. FP:			
Fuel:	<b>Electric</b>	Water:	<b>Municipal</b>	Covered:	<b>1</b>		
Heat:	<b>Baseboard</b>	Sewer:	<b>Connected</b>	Parking:	<b>Underground Garage</b>		

Room Sizes rounded to nearest ft					Complex:	<b>The Ellis</b>	Floors In Bldg:	
Fin. Floor Area: <b>864</b>		Unfin. Floor Area:			Laundry:	<b>In Unit</b>	Units In Bldg:	
Floors	Bsmt	Main	Above	Below	Monthly Fee:	<b>\$177.28</b>	Units In Complex:	<b>75</b>
Total SqFt		864			Maint. Incl.:	<b>Bldg. Insurance, Snow Removal, Water, Yard Maint.</b>		
Living Room		12x11			Amenities:	<b>Elevator, Secure Parking</b>		
Dining		11x8			Legal Desc:	<b>SL 125 PLAN KAS2909 DL 5 LD 54 GRP 7 FOR PHASE 2 PID 026-681-862</b>		
Kitchen		8x8			Equip Avail:	<b>Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings</b>		
Bedroom		13x10			Site Infl.:	<b>Handicapped Adap., Public Tran. Nearby, Shopping Nearby</b>		
Bedroom		9x9			Restrictions:	<b>Other, Pets, Rentals</b>		
Storage		8x5			Restrictions Description:	<b>PETS: 1 DOG OR 1 CAT - RENTALS: MAX 30 - ELECTRIC BARBECUES ONLY</b>		
Bathroom		4pc						
Ensuite		3pc						

**Bright top floor condo in The Ellis. Open floor plan with a gourmet kitchen that includes six appliances. Lovely vaulted ceilings, two bedrooms, two bathrooms, air conditioning and secure underground parking. Seller paid \$227,500 for this unit and has priced it to sell.**

Listing Office: <b>Royal LePage Locations West</b>	Selling Office:
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