This Listing Information has been provided to you by:

ROYAL LEPAGE LOCATIONS WEST

484 Main Street, Penticton, B.C.

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Dori Munday

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Address:	**256 Hastings Ave**	Unit:	**203**	
Area:	**Penticton**	PC:	**V2A 2V6**	
Sub Area:	**PE Main North**			
Type:	**Apartment Unit**			

MLS®:	**112012**	
Status:	**ACTIVE**	
Taxes:	**$1,714**	For Year: **2010**
Zoning:	**RM4**	

Current Price	**$193,500**
Sale Price	

Bedrooms:	**2**	Lot Acres:	
Bathrooms:	**2**	Lot Sqft:	
Ensuite:	**1**	Frontage:	
Age:		Depth:	
Year Built:	**2005**		
Remodeled:	**No**		
Storeys:	**One Storey**		

Construction:	**Frame**
Exterior:	**Vinyl**
Roof:	**Asphalt Shingle**
Foundation:	**Yes**
Basement:	**None**
Bsmt Dev.:	
Fireplaces:	
Fin. FP:	R/I FP:

Sale Date:	
DOM:	
Possession:	
SB Comm:	
Title:	**Strata**

Fuel:	**Electric**
Heat:	**Baseboard**

Water:	**Municipal**
Sewer:	**Connected**

Covered:	**1**
Parking:	**Underground Garage**

Room Sizes rounded to nearest ft

Fin. Floor Area: **928**   Unfin. Floor Area:

Floors	Bsmt	Main	Above	Below
Total SqFt		928		
Living Room		13x11		
Dining		9x8		
Kitchen		9x8		
Bedroom		13x9		
Bedroom		12x9		
Bathroom		4pc		
Ensuite		3pc		

Complex:		Floors In Bldg:	
Laundry:	**In Unit**	Units In Bldg:	
Monthly Fee:	**$190.75**	Units In Complex:	
Maint. Incl.:	**Bldg. Insurance, Caretaker, Management**		
Amenities:	**Admittance Intercom, Secure Parking**		

Legal Desc: **SL 18 STRATA PLAN KAS2909 DL 1 & 5 GROUP 7 SDYD PID 026-492-563**

Equip Avail: **Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings**

Site Infl.:   **Central Location, Shopping Nearby**

Restrictions: **Other, Pets, Rentals**
Restrictions Description: **1 DOG OR 1 CAT - MAXIMUM OF OF 30 RENTALS - ELECTRIC BARBECUES**

Exceptional value here in "The Ellis". This 2 bedroom, 2 bathroom corner unit is immaculate, vacant and ready for quick possession. This 928 sq/ft suite includes 6 appliances and air conditioner. Nice open floor plan, 3 piece ensuite, spacious deck and secured underground parking. 1 dog or 1 cat allowed.

Listing Office: **Royal Lepage Locations West**	Selling Office: