



This Listing Information has been provided to you by:

**ROYAL LEPAGE LOCATIONS WEST**

484 Main Street, Penticton, B.C.  
 Office Phone: (250) 493-2244  
 Office Fax: (250)492-6640



**Dori Munday**  
 (250) 486-3865  
 dorimunday@royallepage.ca  
 http://www.penticton-realestate.com

|                                |                      |                                    |                                |
|--------------------------------|----------------------|------------------------------------|--------------------------------|
| Address: <b>140 Lee Ave</b>    | Unit: <b>V2A 3V8</b> | MLS®: <b>133644</b>                | Current Price <b>\$699,000</b> |
| Area: <b>Penticton</b>         | PC: <b>V2A 3V8</b>   | Status: <b>ACTIVE</b>              | Original Price                 |
| Sub Area: <b>PE Main South</b> |                      | Taxes: <b>\$4,016</b>              |                                |
| Type: <b>Single Family</b>     |                      | Zoning: <b>RS2</b>                 |                                |
|                                |                      | For Year: <b>2011</b>              |                                |
| Frontage: <b>4</b>             | Acres: <b>0.42</b>   | Construction: <b>Frame</b>         | Sale Price                     |
| Depth: <b>2</b>                | Sqft: <b>18,295</b>  | Exterior: <b>Cedar, Vinyl</b>      |                                |
| Bedrooms: <b>4</b>             |                      | Roof: <b>Tar and Gravel</b>        |                                |
| Bathrooms: <b>2</b>            |                      | Foundation: <b>Yes</b>             | Sale Date:                     |
| Ensuite: <b>1</b>              |                      | Basement: <b>Crawl</b>             | DOM:                           |
| Age:                           |                      | Bsmt Dev.: <b></b>                 | Possession:                    |
| Year Built: <b>1964</b>        |                      | Fireplaces: <b>Gas, Wood Stove</b> | Title: <b>Freehold</b>         |
| Storeys: <b>One Storey</b>     |                      | Fin. FP: <b>2</b>                  |                                |
|                                |                      | R/I FP:                            |                                |
| Fuel: <b>Natural Gas</b>       |                      | Remodeled: <b>Yes</b>              |                                |
| Heat: <b>Radiant Heat</b>      |                      | Water: <b>Municipal</b>            |                                |
|                                |                      | Sewer: <b>Connected</b>            |                                |

|  |      |         |       |       |  |  |
|--|------|---------|-------|-------|--|--|
| Room Sizes rounded to nearest ft           |      |         |       |       | Parking: <b>Addl Parking Avail, RV Parking, Triple Garage</b>  |  |
| Fin. Floor Area: <b>2,358</b> Unfin. Area: |      |         |       |       | Covered: <b>3</b>  |  |
| Floors                                     | Bsmt | Main    | Above | Below | Seller: Phone:   |  |
| Total SqFt                                 |      | 2,358   |       |       | Tenant: Phone:   |  |
| Living Room                                |      | 21x16   |       |       | Legal Desc: <b>LOT 1 PLAN 8923 DL 189 SDYD PID 008-241-368</b>   |  |
| Dining                                     |      | 9x12'9  |       |       | Equip Avail: <b>Drapes, Dryer, Refrigerator, Stove, Washer</b>   |  |
| Kitchen                                    |      | 10x12   |       |       | Site Infl.: <b>Flat Site, Park Setting, Public Tran. Nearby, Quiet Area, Recreation Nearby, School Nearby, Shopping Nearby</b> |  |
| Foyer                                      |      | 6x6     |       |       | Mortgage Info: <b>Must be Paid Off</b>   |  |
| Bedroom                                    |      | 9'3x9'9 |       |       | Restrictions: <b>None</b>  |  |
| Bedroom                                    |      | 9'3x9   |       |       | Restrictions Desc:   |  |
| Master                                     |      | 14x14   |       |       |  |  |
| Eating Area                                |      | 10x5    |       |       |  |  |
| Laundry Rm                                 |      | 5'3x7   |       |       |  |  |
| Workshop                                   |      | 10x11   |       |       |  |  |
| Family                                     |      | 23x14   |       |       |  |  |
| Bedroom                                    |      | 14'6x9  |       |       |  |  |
| Den/Office                                 |      | 9x9     |       |       |  |  |
| Ensuite                                    |      | 4pc     |       |       |  |  |
| Bathroom                                   |      | 4pc     |       |       |  |  |

**Super Location - 1 block to Skaha Beach and Parks! True rancher on double sized lot. 2358sqft, 4 bedroom, 2 bathroom Rancher on 0.42acre lot just 1 block from Skaha Beach, Marina, sports and water parks, Anthony's Pub and coffee shop and 3 blocks to Shopping at Peachtree Plaza. Ideal for any age: retired, couple or family home. Well maintained rancher features newer doors and windows, 5 years old roof, 2 fireplaces (one wood, one gas), spacious living room and large family room, large country kitchen with skylight and formal dining room and radiant heat. Exterior features include superb curb appeal with 120 feet of frontage on Lee Ave, alley access, 550sqft stamped concrete patio, 360sqft deck overlooking private cedar-lined front yard, generous 32x26 detached triple garage, paved driveway, RV parking and underground irrigation. Property has potential for subdivision. Call L.R. for your private showing!**

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

