



This Listing Information has been provided to you by:
ROYAL LEPAGE LOCATIONS WEST REALTY

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Address: 12418 Shaughnessy Ave		Unit:	MLS@: 169013	Current Price	\$600,000
Area: Summerland		PC: V0H 11Z1	Status: ACTIVE	Original Price	
Sub Area: SU Lower Town			Taxes: \$1,961	For Year: 2017	
Type: Single Family			Zoning: RSD1		
Frontage:	Acres: 0.13	Construction: Frame	Sale Price		
Depth:	Sqft: 5,663	Exterior: Stucco	Sale Date:		
Bedrooms: 2		Roof: Asphalt Shingle	DOM:		
Bathrooms: 2		Foundation: Yes	Possession:		
Ensuite:		Basement: None	Title: Freehold		
Age:		Bsmt Dev.: None	R/I FP:		
Year Built:		Fireplaces: Gas			
Stores: Two Storey		Fin. FP: 1			
Fuel: Natural Gas		Remodeled: Partial			
Heat: Forced air		Water: Municipal			
		Sewer: Connected			
Room Sizes rounded to nearest ft		Parking: Addl Parking Avail, Open, RV Parking			
Fin. Floor Area: 1,454		Covered:			
Unfin. Area:					
Floors	Bsmt	Main	Above	Below	Seller:
Total SqFt		727		727	Tenant:
					Phone:
					Phone:
Legal Desc: PID 012-641-570 LOT 1 BLK 53 DL 455 ODYD DISTRICT PLAN 157					
Equip Available: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Gas, Underground Irrigation, Window Coverings					
Site Infl.: Lake View, Landscaped, Mountain View					
Mortgage Info:					
Restrictions: None					
Restrictions Desc:					
<p>Summerlands perfect family neighbourhood! You couldnt ask for a better location for a home with loads of character and potential. Only steps to Okanagan lake sitting on two lots! Gorgeous gardens, custom pavers, covered veranda. Great set up for home office if needed. Home features a unique stunning spiral staircase leading to the living room and sliders onto the ample front deck overlooking the Okanagan lake. Updated Kitchen with a double oven gas stove, hardwood floors leading to the large, private back deck; plenty of room to expand the house! Terraced back yard is perfect for okanagan lifestyles. Master has natural light, new windows overlooking the lake. 2 yr old roof & u/g irrigation. Buyer to verify measurements.</p>					
Listing Office: Royal LePage Locations West			Selling Office:		

