



This Listing Information has been provided to you by:

ROYAL LEPAGE LOCATIONS WEST

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



Prec*, Dori Lionello
 (250) 486-3865
 dorilionello@gmail.com
 http://www.penticton-realestate.com

Address: 2636 Evergreen Drive	Unit:	MLS@: 170860	Current Price \$675,000
Area: Penticton	PC: V2A 8C6	Status: ACTIVE	Original Price
Sub Area: PE Wiltse/Valleyview		Taxes: \$3,494	
Type: Single Family		Zoning: R1	
		For Year: 2017	
Frontage:	Acres: 0.23	Construction: Frame	Sale Price
Depth:	Sqft: 10,019	Exterior: Stucco	
Bedrooms: 4		Roof: Asphalt Shingle	
Bathrooms: 3		Foundation: Yes	Sale Date:
Ensuite: 1		Basement: None	DOM:
Age:		Bsmt Dev.: None	Possession:
Year Built: 1992		Fireplaces: Conventional	Title: Freehold
Storeys: Two Storey		Fin. FP: 1	
		R/I FP:	
Fuel: Natural Gas		Remodeled: Partial	
Heat: Forced air		Water: Municipal	
		Sewer: Connected	

Room Sizes rounded to nearest ft	Parking: Addl Parking Avail, RV Parking
Fin. Floor Area: 2,506 Unfin. Area:	Covered: 2

Floors	Bsmt	Main	Above	Below	Seller:	Phone:
Total SqFt		1,428		1,078	Tenant:	Phone:
Living Room		18'9x13			Legal Desc: PID:016-186-591 LOT 9 DL 2710 SDYD PLAN 43261	
Dining Room		10'6x10			Equip Available: Dishwasher, Refrigerator, Stove, Washer	
Kitchen		10'9x10'9			Site Infl.: Mountain View, School Nearby	
Eating Area		10x7			Mortgage Info: See L.B.	
Master Bedroom		13x11'9		15x9'6	Restrictions: Building Scheme	
Bedroom		11'5x9'7			Restrictions Desc:	
Bedroom		13x9				
Rec Room				19x14		
Other				15x14		
Laundry Rm				8'6x7		
Ensuite		4pc				
Bathroom		5pc		3pc		

Large nice and bright totally functional family home is located up Wiltse. This is a peaceful residential neighborhood with little traffic & is perfect for the young family or could easily be suited to accommodate an aging parent. Nice open kitchen with lots of natural light. New flooring upstairs. New roof in 2014. The wrap around deck is ideal for entertaining, while the rear deck is shaded from the hot afternoon sun. The bright and spacious open floor plan has tons of natural light flooding into the kitchen and living areas making this home super comfortable and always cheery. The easy care landscaping makes yard work a breeze and there is still room for the kids to play. There is tons of off street parking that will easily accommodate your RV and other vehicles and toys as well as an attached double garage.

Listing Office: Royal LePage Locations West	Selling Office:
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