



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

484 Main St  
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**Dori Lionello**

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 www.penticton-realestate.com

Address: <b>529 &amp; 54 Westminster Ave</b>	Unit:	MLS@: <b>171290</b>	Current Price <b>\$999,000</b>
Area: <b>Penticton</b>	PC: <b>V2A 1K4</b>	Status: <b>ACTIVE</b>	Original Price <b>\$999,000</b>
Sub Area: <b>PE Main North</b>		Taxes: <b>\$2,995</b>	
Type: <b>Single Family</b>		Zoning: <b>RD2</b>	
		For Year: <b>2017</b>	
Frontage: <b>158</b>	Acres: <b>0.33</b>	Construction: <b>Frame</b>	Sale Price
Depth: <b>90</b>	Sqft: <b>14,201</b>	Exterior: <b>Stucco</b>	
Bedrooms: <b>4</b>		Roof: <b>Fiberglass Shingle</b>	Sale Date:
Bathrooms: <b>2</b>		Foundation: <b>Yes</b>	DOM: <b>2</b>
Ensuite:		Basement: <b>Full</b>	Possession:
Age:		Bsmt Dev.: <b>Unfinished</b>	Title: <b>Freehold</b>
Year Built: <b>1943</b>		Fireplaces:	
Storeys: <b>One Storey</b>		Fin. FP:	R/I FP:

Fuel: <b>Natural Gas</b>	Remodeled: <b>No</b>
Heat: <b>Forced air</b>	Water: <b>Municipal</b>
	Sewer: <b>Connected</b>

Room Sizes rounded to nearest ft	Parking: <b>Garage</b>
Fin. Floor Area: <b>1,798</b>	Covered: <b>1</b>
Unfin. Area: <b>715</b>	

Floors	Bsmt	Main	Above	Below	Seller: <b>Spear, D./St. Claire, T.</b>	Phone:
Total SqFt		<b>2,513</b>			Tenant:	Phone:
Living Room		<b>16'5x16'10</b>			Legal Desc: <b>PID: 010 828 940 LT A DLTS 2 AND 4 GRP 7 SDYD DISTRICT PLAN 3628</b>	
Dining Room		<b>10x10</b>			Equip Available: <b>Refrigerator, Stove</b>	
Kitchen		<b>8'6x16</b>			Site Infl.: <b>Easy Access, Flat Site, Golf Nearby, Mountain View, Public Tran. Nearby, School Nearby, See Remarks, Shopping Nearby</b>	
Bedroom		<b>8'9x12'2</b>			Mortgage Info:	
Bedroom		<b>9'7x11'8</b>			Restrictions: <b>None</b>	
Bedroom		<b>9'6x11'7</b>			Restrictions Desc:	
Other		<b>3'11x6'5</b>			SB Commission: <b>3.5% \$100,000/1.75% BAL</b>	
Bedroom		<b>12x13</b>			REALTOR@ Info: <b>Lockbox</b>	
Bathroom		<b>4pc</b>			REALTOR@ Remarks:	
Bathroom		<b>2pc</b>				

**2 titles. 2 lots. Total lot size is 158 x 90. Solid older home sits on both lots. Detached garage roughed in for carriage home. Back alley access. Gorgeous large home only a few blocks to the beach. Great development opportunity. See Selling agent for further details.**

Listing Office: <b>Royal LePage Locations West</b>	(250) 493-2244	Selling Office:	Listed: <b>Mar. 19, 2018</b>
Listing Rep 1: <b>Lionello, Prec*, Dori</b>	(250) 486-3865	Selling Rep 1:	Expires: <b>Oct. 31, 2018</b>
Listing Rep 2:			Entered: <b>Mar. 20, 2018</b>
			Changed:

