



This Listing Information has been provided to you by:

ROYAL LEPAGE LOCATIONS WEST

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Address: 415 Wade Ave W		Unit:	MLS@:	172503	Current Price	\$524,900
Area: Penticton		PC: V2A 1V3	Status:	ACTIVE	Sale Price	
Sub Area: PE Main North			Taxes:	\$2,900	For Year: 2017	
Type: Single Family			Zoning:	RD		
Frontage:	Acres:	0.15	Construction:	Frame	Sale Date:	
Depth:	Sqft:	6,534	Exterior:	Vinyl, Wood Shingle	Possession:	
Bedrooms:		4	Roof:	Asphalt Shingle	Title:	Freehold
Bathrooms:		2	Foundation:	Yes	Bare Land Strata Fee	
Ensuite:			Basement:	Full		
Age:			Bsmt Dev.:			
Year Built:			Fireplaces:			
Stores:		1 Storey w/Bsmt	Fin. FP:		R/I FP:	
Fuel:	Electric		Remodeled:	Yes		
Heat:	Baseboard, Forced air		Water:	Municipal		
			Sewer:	Connected		
Room Sizes rounded to nearest ft Fin. Floor Area: 2,016 Unfin. Area:			Parking: Garage, RV Parking			
			Covered: 1			Garage Size:
Floors	Bsmt	Main	Above	Below	PID Number: 010-873-8	
Total SqFt	1,008	1,008			Legal Desc: LOT 5 DL 4 GRP 7 SDYD PLAN 3225	
Living Room	12x12	12x23'2			Equip Available: Dishwasher, Refrigerator, Stove, Window Coverings	
Dining Room		8x12			Site Infl.: Central Location, Easy Access, Flat Site, Golf Nearby, Landscaped, Mountain View, Public Tran. Nearby, Recreation Nearby, School Nearby, See Remarks, Shopping Nearby, Suite -	
Kitchen	13x8	9'5x7			Mortgage Info: Refer to Mortgagee	
Master	11x11'2	7'4x11'7			Restrictions: None	
Bedroom	11x12'5	12'6x10'2			Restrictions Desc:	
Foyer		3'4x4'3				
Laundry Rm	3x4					
Den/Office	8'4x12					
Bathroom	4pc	4pc				
<p>Remember how much love you put into your first home? This home has been beautifully updated from an artist's eye. It feels bright and airy, and has a warm and welcoming ambiance. Enter into a foyer with beautiful glass railing to see into the renovated kitchen. All appliances are new within the last 4 years. Very modern chic look but it's not just lipstick! Home has a fully Renovated 2 Bed + Den & 1 Bath non-conforming suite brings in \$1250/month. Upgrades to the home include: new 200 Amp service with a separate 100 Amp panel for main floor and a 60 Amp Sub Panel in Garage, newly renovated shop including electrical/insulation, new front and back Decks/Porches, new bathroom and heated tiled floor & tiled bath surround, black walnut countertops and new vinyl plank flooring. Close to the SOEC and downtown. Perfect summer home. Walk to Okanagan Lake! Fully fenced yard. RV parking.</p>						
Listing Office: Royal LePage Locations West				Selling Office:		

