



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

484 Main St  
 Office Phone:  
 Office Fax:

**Dori Lionello**

dori@royallepage.ca  
 www.penticton-realestate.com

Address: <b>6469 Wolfcub Place</b>		Unit:	MLS@:	<b>174012</b>	Current Price	<b>\$729,900</b>
Area: <b>Oliver</b>		PC: <b>V0H 1T3</b>	Status:	<b>ACTIVE</b>	Original Price	<b>\$729,900</b>
Sub Area: <b>OL Oliver</b>			Taxes:	<b>\$3,644</b>	For Year: <b>2018</b>	
Type: <b>Single Family</b>			Zoning:	<b>RS1</b>		
Frontage:	Acres:	<b>0.36</b>	Construction:	<b>Frame</b>	Sale Price	
Depth:	Sqft:	<b>15,682</b>	Exterior:	<b>Stucco</b>	Sale Date:	
Bedrooms:		<b>3</b>	Roof:	<b>Asphalt Shingle</b>	DOM:	<b>5</b>
Bathrooms:		<b>3</b>	Foundation:	<b>Yes</b>	Possession:	
Ensuite:		<b>1</b>	Basement:	<b>Crawl</b>	Title:	<b>Freehold</b>
Age:			Bsmt Dev.:		Bare Land Strata Fee	
Year Built:		<b>2004</b>	Fireplaces:	<b>Gas</b>	R/I FP:	
Stores:		<b>One Storey</b>	Fin. FP:	<b>1</b>		
Fuel:	<b>Electric</b>	Remodeled:	<b>Yes</b>			
Heat:	<b>Forced air, Heat Pump</b>	Water:	<b>Municipal</b>			
		Sewer:	<b>Connected</b>			
Room Sizes rounded to nearest ft Fin. Floor Area: <b>1,748</b> Unfin. Area:			Parking: <b>Double Garage</b> Covered: <b>2</b>		Garage Size:	
Floors	Bsmt	Main	Above	Below	Seller: <b>Golosky, R. &amp; H.</b> Phone:	
Total SqFt		<b>1,748</b>			Tenant: Phone:	
Living Room		<b>26x17</b>			PID Number: <b>012-927-1</b> Legal Desc: <b>LT 8 DL 2450S SDYD PL 40649</b>	
Dining Room		<b>15x12</b>			Equip Available: <b>Dryer, Microwave Oven, Oven Built-in, Security System, Stove, Swimming Pool, Vacuum Built-in, Washer, Window Coverings</b>	
Kitchen		<b>13x12</b>			Site Infl.: <b>Cul De Sac, Flat Site, Golf Nearby, Landscaped, Mountain View, No Thru Road, Private Setting, Recreation Nearby, School Nearby, Shopping Nearby</b>	
Master		<b>18x13</b>			Mortgage Info: <b>See L.B.</b>	
Walk-in Closet		<b>9x6</b>			Restrictions: <b>Covenant/Easements, Surface Right-of-Way</b> Restrictions Desc:	
Bedroom		<b>12'6x11</b>			SB Commission: <b>3.5% \$100,000/1.75% BAL</b> Contingency: <b>N</b> REALTOR® Info: <b>No Lockbox</b>	
Bedroom		<b>13x11</b>			REALTOR® Remarks: <b>Seller will attend showings. Has cats she doesn't want to escape. Fountain in foyer excluded.</b>	
Laundry Rm		<b>9x6</b>				
Bathroom		<b>4pc</b>				
Ensuite		<b>5pc</b>				
Bathroom		<b>3pc</b>				
<b>An entertainers dream. Rancher. Salt water pool. 3 bedrooms. classy layout with a yard that has been beautifully landscaped. RV Parking with full hook-ups and sani. Parking for 14+ cars. Double car garage. Ellis Creek kitchen with granite. 5 mins to the racetrack and close to hospital.</b>						
Listing Office: <b>Royal LePage Locations West</b>		<b>(250) 493-2244</b>		Selling Office:		Listed: <b>July 25, 2018</b>
Listing Rep 1: <b>Lionello, Prec*, Dori</b>		<b>(250) 486-3865</b>		Selling Rep 1:		Expires: <b>Jan. 25, 2019</b>
Listing Rep 2:						Entered: <b>July 27, 2018</b>
						Changed:

