



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: 137 Oak Ave		Unit:	MLS@:	180765	Current Price	\$799,900
Area: Kaleden/Okanagan Falls		PC: VOH 1K0	Status:	ACTIVE	Sale Price	
Sub Area: KO Kaleden			Taxes:	\$2,783	For Year: 2019	
Type: Single Family			Zoning:	RS2		
Frontage:	Acres:	0.37	Construction:	Frame	Sale Date:	Possession:
Depth:	Sqft:	16,117	Exterior:	Stucco		
Bedrooms:	3		Roof:	Tile		
Bathrooms:	2		Foundation:	Yes		
Ensuite:			Basement:	Half		
Age:			Bsmt Dev.:	Fully Finished		
Year Built:	1940		Fireplaces:	Gas		
Stores:	One and a Half		Fin. FP:	2	R/I FP:	
Fuel:	Electric, Natural Gas		Remodeled:	Yes		
Heat:	Cooling-Ductless, Radiators		Water:	Irrigation District		
			Sewer:	Septic Installed		
Room Sizes rounded to nearest ft Fin. Floor Area: 1,658 Unfin. Area:			Parking: Open		Garage Size:	
			Covered:			
Floors	Bsmt	Main	Above	Below	PID Number: 018-647-7	
Total SqFt		1,108		550	Legal Desc: LOT 1, DL 105S, SDYD PLAN KAP51722	
Living Room		14x12		7x7	Equip Available: Dishwasher, Dryer, Refrigerator, Stove - Gas, Underground Irrigation, Vacuum Built-in, Washer, Window Coverings	
Dining Room		8x8			Site Infl.: Golf Nearby, Lake View, Landscaped, Mountain View, Private Setting, Recreation Nearby, School Nearby, See Remarks, Suite - Unapproved	
Kitchen		10x11		6x6	Mortgage Info: See L.B.	
Master		11x10		8x9	Restrictions: Covenant/Easements	
Bedroom		11x10		3pc	Restrictions Notes:	
Bathroom		4pc			Contingency: N	

This well cared for home is truly a private gem with a magical sense of place, framed lakeview of Skaha Lake, the vineyards and orchards beyond. Features an exceptional suite that leads to an English garden. Home offers 2 bedrooms up with laundry on main. Elegant living/dining room with fireplace and unique unobstructed lakeviews. Sunny south facing kitchen, sliding doors to terrace with forged iron railings and custom pergola. A classic Spanish courtyard greets visitors at front entrance with mature magnolia tree. RV parking with full hooks ups and sani-sewer. Separate building for workshop casita, could be a fantastic artist studio. Very private Okanagan escape with great neighbours situated in beloved Kaleden, close to KVR trails, easy walk to the beach, pioneer park, tennis courts, playground. Elementary school nearby. Easy biking and boating nearby. Perfect vacation home.

Listing Office: **Royal LePage Locations West**

Selling Office:

