



This Listing Information has been provided to you by:

Office Phone:
Office Fax:

Address: 125 Cabernet Dr		Unit: 22	MLS@: 182021		Current Price \$769,900	
Area: Kaleden/Okanagan Falls		PC: VOH 1R3	Status: ACTIVE		Original Price \$769,900	
Sub Area: KO Eastside/Lkshr Hi/Skaha			Taxes: \$3,420 For Year: 2019			
Type: Single Family			Zoning: RS1			
Frontage: Acres: 0.17		Construction: Basement-Concrete, Frame		Sale Price		
Depth: Sqft: 7,405		Exterior: Stucco		Sale Date:		
Bedrooms: 4		Roof: Fiberglass Shingle		DOM: 11		
Bathrooms: 3		Foundation: Yes {foundation_type}		Possession:		
Ensuite: 1		Basement: Crawl		Title: Freehold, Strata		
Age:		Bsmt Dev.:		Bare Land Strata Fee		
Year Built:		Fireplaces: Gas				
Storeys: Two Storey		Fin. FP: 1 R/I FP:				
Fuel: Natural Gas		Remodeled: No				
Heat: Cooling-Central, Forced air		Water: Irrigation District				
		Sewer: Connected				
Room Sizes rounded to nearest ft Fin. Floor Area: 2,644 Unfin. Area:			Parking: Double Garage			
			Covered: 2		Garage Size: {garage_size}	
Floors	Bsmt	Main	Above	Below	Seller: Jesslyn Holdings/Raven Creek Holdings	Phone:
Total SqFt		1,190	1,454		Tenant:	Phone:
Living Room		15'1x13			PID Number: 028-497-5	
Dining Room		17'2x10'2			Legal Desc: Strata Lot 22 District Lot 2710 Plan KAS3813 Land District 54 EXTENDED LEGAL	
Kitchen		15x13			Equip Available: Dryer, Refrigerator, Stove, Washer	
Den/Office		10'9x5			Site Infl.: Lake View, Landscaped, Mountain View, See Remarks	
Bathroom		2pc	4pc		Mortgage Info: See L.B.	
Laundry Rm			7'4x6'1		Restrictions: Building Scheme {pet_size}	
Bedroom			12'5x10		Restrictions Notes:	
Bedroom			10'11x9'10		SB Commission: 3% \$100,000/1.5% BAL	
Master			16'11x11'10		Contingency: {contingency} {contingency_explanation}	
Playroom			14'7x13		REALTOR@ Info: Vacant	
Walk-in Closet			13x6		REALTOR@ Remarks:	
Ensuite			5pc			
Bedroom			10'11x10'7			
<p>Gorgeous Lakeview home. Everything you need in this brand new family home. All 4 bedrooms are up with open rec area and each room has impressive lakeviews. Large decks, well thought out functional floor plan, gorgeous glass railings. Exceeding energy efficiency. Over 2600 sq ft home. This home has a yard! Double car oversized garage. Under ground irrigation. Stainless steel appliances, hard surface countertops, gas fireplace,roughed in solar,central vacuum, LED lighting high efficiency furnace,HRV & composite thermal windows.</p>						
Listing Office: Royal Lepage Locations West		250-493-2244	Selling Office:		Listed: Jan. 24, 2020	
Listing Rep 1: Lionello, *PREC, Dori		(250) 486-3865	Selling Rep 1:		Expires:	
Listing Rep 2:					Entered: Jan. 24, 2020	
					Changed:	

