



This Listing Information has been provided to you by:

ROYAL LEPAGE LOCATIONS WEST

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Address: 122 Devon Drive		Unit:	MLS@: 183008	Current Price	\$2,190,000
Area: Kaleden/Okanagan Falls		PC: VOH 1R5	Status: ACTIVE	Sale Price	
Sub Area: KO Eastside/Lkshr Hi/Skaha			Taxes: \$8,500	For Year: 2019	
Type: Single Family			Zoning: RS1		
Frontage:	Acres: 0.42	Construction: Frame	Sale Date:		
Depth:	Sqft: 18,295	Exterior: Brick			
Bedrooms: 3		Roof: Tile	Possession:		
Bathrooms: 3		Foundation: Yes	Title: Freehold		
Ensuite: 1		Basement: Walkout	Bare Land Strata Fee		
Age:		Bsmt Dev.: Fully Finished	R/I FP:		
Year Built: 1983		Fireplaces: Wood			
Storeys: 1 Storey w/Bsmt		Fin. FP: 2			
Fuel: Natural Gas		Remodeled: No			
Heat: Cooling-Central, Forced air		Water: Irrigation District			
		Sewer: Septic Installed			
Room Sizes rounded to nearest ft		Parking: Double Garage			
Fin. Floor Area: 5,333		Covered: 2	Garage Size:		
Unfin. Area:					
Floors	Bsmt	Main	Above	Below	PID Number: 009-181-7
Total SqFt	2,542	2,791			Legal Desc: LT 2 DL 461 SDYD PL 13672
Living Room		19'11x12'2			Equip Available: Dishwasher, Dryer, Intercom, Oven Built-in, Refrigerator, Security System, Sprinkler System, Storage Shed, Stove, Underground Irrigation, Vacuum Built-in, Washer,
Dining Room		10'3x13'11			Site Infl.: Airport Nearby, Creek Front, Golf Nearby, Lake Front, Landscaped, Mountain View, Private Setting, See Remarks
Kitchen		12'8x18'5			Mortgage Info: See L.B.
Laundry Rm		12'8x6'7			Restrictions: None
Master		13'8x22'9			Restrictions Notes:
Den/Office		11'8x21'2			Contingency: N
Eating Area		12'8x14'5			
Bedroom		12'8x13'2			
Bedroom		12'8x14'1			
Rec Room	51'9x45'2				
Storage	9'5x5'8				
Utility Rm	11'9x4				
Workshop	18'2x37'6				
Bathroom		2pc			
Bathroom		4pc			
<p>Almost a half-acre of waterfront property on Skaha Lake. This home is over 5000 sq ft, 3 bedrooms on the main level, a forth is easily framed in. Open concept, vaulted ceilings, lots of natural light. Over 80 ft of sandy lakeshore on your private beach. Lovely mature landscaping, double car garage. Master is huge with walk-in closet, ensuite with stand up shower, tub, vanity area. Downstairs is a bright daylight basement, it is open, bright and has a secondary kitchen area perfect for canning and creating. Home is well built in the same family since it was built. First time offered for sale! See listing agents website for the full tour.</p>					
Listing Office: Royal LePage Locations West			Selling Office:		

