

	<b>3-101 CLEARVIEW CRES</b>	
	Area <b>Penticton</b> Sub Area <b>Apex Mountain (Hedley)</b> Type <b>Townhouse</b> Storeys <b>One Storey</b> Taxes <b>\$2,202 (2021)</b> MLS® <b>191613</b> Age Year Built <b>2005</b> Zoning <b>MO</b> Postal Code <b>V2A 0E2</b>	Status <b>Active</b> Possession Title <b>Freehold, Strata</b> Bare Land Strata Fee List Price <b>\$625,000</b> Original Price <b>\$625,000</b> Price Sold Date Sold DOM <b>2</b>

CONDO INFORMATION	
Subdivision <b>SHEEPROCK</b>	Monthly Assessment <b>\$452.78</b>
Floors In Building	Units In Building
Units In Complex	Laundry

INTERIOR		EXTERIOR	
Bedrooms <b>3</b>	Fin. Sqft <b>2,079</b>	Exterior Finish <b>Wood Siding</b>	
Bathrooms <b>4</b>	Unfin. Sqft	Construction <b>Frame</b>	
Ensuite <b>3</b>		Roof <b>Asphalt Shingle</b>	
Remodelled <b>No</b>		Foundation <b>Yes</b>	
Fireplace Types <b>Electric</b>		Basement <b>None</b>	
Fin. Fireplaces <b>1</b>		Basement Devel	
R/I Fireplaces			

Features Available **Dishwasher, Stove, Refrigerator**

ROOMS				EXTERIOR FEATURES		
	Bsmt	Main	Above	Below		
Total Fin Sqft		<b>2,079</b>			Frontage	
Living Room		<b>19x19</b>			Lot Depth	
Kitchen		<b>14'4x13'8</b>			Land Use	
Master Bedroom		<b>15'1x14</b>			Parking <b>Open</b>	
Bedroom		<b>13'4x14</b>			Garage Size	
Bedroom		<b>13'7x11'5</b>			Covered	
Foyer		<b>13'1x11'5</b>			Site Influences <b>Mountain View, Treed, See Remarks</b>	
Bathroom		<b>2pc</b>			SERVICES	
Ensuite		<b>4pc</b>			Heating <b>Baseboard</b>	
Ensuite		<b>4pc</b>			Fuel <b>Electric</b>	
Ensuite		<b>4pc</b>			Water <b>Other</b>	
					Sewer <b>Connected</b>	
					Connect. Chrg	
					Services	
					Roads	

PID/PIN Number <b>026-823-454</b>
Legal Desc. <b>STRATA LOT 3 DL 395S SDYD STRATA PLAN KAS3073 EXTENDED LEGAL</b>
Mortgage Info <b>See L.B.</b>
Restrictions <b>None</b>
Pet Size
Restriction Notes <b>NONE</b>
Contingency
Listing Office <b>ROYAL LEPAGE-LOCATIONS WEST</b>

**One level, low maintenance short walk to the lifts and restaurants at apex mountain resort. Luxury unit in highly desirable Sheeprock Lodge with premier parking spot and unfettered view of the mountains towards Baldy. Private deck, well constructed, never occupied, immaculately kept turn key condo. Listed By: ROYAL LEPAGE-LOCATIONS WEST**

This listing information is provided to you by:  
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 Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Oct 2, 2021.




