

**5-7200 COTTONWOOD DRIVE** **MLS® 191204**

Area	<b>Osoyoos</b>	Status	<b>Sold</b>
Sub Area	<b>Osoyoos</b>	Possession	
Type	<b>Townhouse</b>	Title	<b>Strata</b>
Storeys	<b>Two Storey</b>	Bare Land Strata Fee	<b>415.83</b>
Taxes	<b>\$5,757 (2021)</b>	List Price	<b>\$1,450,000</b>
MLS #	<b>191204</b>	Price Sold	<b>\$1,400,000</b>
Age		Date Sold	<b>Feb 3/22</b>
Year Built	<b>2005</b>	DOM	<b>158</b>
Zoning	<b>R7</b>		
Postal Code	<b>V0H 1V3</b>		

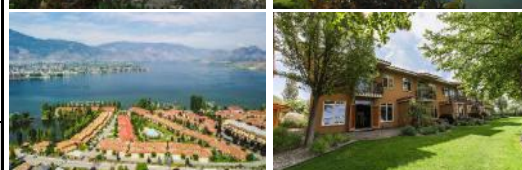
**CONDO INFORMATION**

Subdivision	<b>Solé Vita</b>	Monthly Assessment	<b>\$415.83</b>
Floors In Building	<b>2</b>	Units In Building	<b>5</b>
Units In Complex	<b>86</b>	Laundry	<b>In Unit</b>

Year Built	<b>2005</b>	Age	
Bedrooms	<b>3</b>	Lot Width	
Bathrooms	<b>3</b>	Lot Depth	
Ensuite	<b>1</b>	Lot Sqft	
SqFt Finished	<b>1,592</b>	Lot Acres	
SqFt Unfinished			

Remodelled	<b>No</b>	Exterior	<b>Other</b>
Basement	<b>Crawl</b>	Roof	<b>Tile</b>
Bsmt Dev		Construction	<b>Frame</b>
Insulation		Foundation	<b>Yes</b>
Heating	<b>Forced air</b>	# Fireplaces	<b>1</b>
Fuel	<b>Natural Gas</b>	Fireplace Type	<b>Gas</b>
Water	<b>Municipal</b>	Sewer	<b>Connected</b>

	Bsmt	Main	Above	Below
Total Fin Sqft				
Living Room		<b>15x15</b>		
Dining Room		<b>9x11</b>		
Kitchen		<b>9x9</b>		
Bathroom		<b>3pc</b>	<b>4pc</b>	
Master Bedroom			<b>14'6x15</b>	
Bedroom			<b>12x10</b>	
Bedroom			<b>12x10</b>	
Ensuite			<b>4pc</b>	



Parking **Double Garage**  
 Garage Size **19'6**  
 Covered **2**  
 Site Influences **Easy Access, Golf Nearby, Lake View, Mountain View, Shopping Nearby, Recreation Nearby, Landscaped, Flat Site, Lake Front**  
 Features Available **Dishwasher, Window Coverings, Refrigerator, Swimming Pool, Vacuum Built-in, Washer, Dryer, Underground Irrigation, Microwave Oven, Stove - Gas, Water Softener**  
 Restrictions **Surface Right-of-Way, Underground Right-of-Way, Rentals - Yes, Pets - Not Allowed**  
 Pet Size  
 Restriction Notes **No Pets, One Month Minimum Rental**  
 PID/PIN Number **026-317-478**  
 Legal Desc **Strata Lot 5 District Lot 41 Plan KAS2834 Land District 54 Strata Lot 5, Plan KAS2834.**  
 Contingency  
 Listing Office **EXP REALTY (PENTICTON)**  
 Listing Office 2 **EXP REALTY (PENTICTON)**

**GREAT LAKEFRONT UNIT IN SOLE VITA, the most sought after complex in Osoyoos. A 3 bedroom/3 bathroom, END UNIT, in a gated townhome complex. Granite counters throughout, 9 ft. ceilings, stainless appliances, BBQ, large double garage (room for 2 cars in the driveway) and a 3' crawl space for storage. Hydraulic, Solar Powered Boat Lift Included. Amenities galore-2 swimming pools, one court-side and one lake side, beach, 2 hot tubs, outdoor showers, washrooms, children's splash area at the pool. Enjoy the amenity building on site with a sitting room/fireplace, kitchen, washroom, exercise room and an outdoor patio. Great for family get together! Immaculate grounds with tons of greenspace. Only 86 units on almost 10 acres of land. Walk to downtown Osoyoos and all amenities, 2 Golf Courses 5 min. away (including the 36 hole Osoyoos Golf Course), visit one of the award winning wineries in the area. All meas.approx., to be verified by the Buyer.**



This listing information is provided to you by:  
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484 MAIN STREET PENTICTON ,BC V2A 5C5

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Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Feb 17, 2022.