

	102 FAWN CT		Status	Sold
	Area	Penticton	Possession	
	Sub Area	Columbia/Duncan	Title	Freehold
	Type	Single Family	Bare Land Strata Fee	
	Storeys	1 Storey w/Bsmt	List Price	\$1,295,000
	Taxes	\$1,503 (2021)	Original Price	\$1,295,000
	MLS®	191831	Price Sold	\$1,275,000
	Age		Date Sold	Feb 15/22
	Year Built	2022	DOM	120
	Zoning	R1		
Postal Code	V2A 0C8			

INTERIOR		EXTERIOR	
Bedrooms	5	Exterior Finish	Stone, Other
Bathrooms	4	Construction	Frame
Ensuite	1	Roof	Asphalt Shingle
Remodelled	No	Foundation	Yes
Fireplace Types	Gas	Basement	Walkout
Fin. Fireplaces	1	Basement Devel	
R/I Fireplaces			

Features Available **Dishwasher, Oven Built-in, Stove, Refrigerator, Washer, Dryer, Stove - Gas, 2nd Kitchen**

ROOMS					EXTERIOR FEATURES	
	Bsmt	Main	Above	Below	Frontage	Lot Sqft 6,176
Total Fin Sqft	1,513	1,560			Lot Depth	Lot Acres 0.1418
Living Room	13'2x11	15'1x22'3			Land Use	
Kitchen	13'2x10	15'9x10			Parking	Open, Double Garage
Pantry		8'10x5'4			Garage Size	20'X19'11
Den/Office		10x10'6			Covered	2
Master Bedroom		12'4x15'11			Site Influences	Easy Access, Lake View, Shopping Nearby, Recreation Nearby, Quiet Area, Landscaped, School Nearby, City View
Walk-in Closet		11x6				
Ensuite		5pc			SERVICES	
Laundry Rm		6x10			Heating	Heat Pump, Cooling-Central
Bathroom	4pc	4pc			Fuel	Natural Gas
Bedroom	10'1x9'4				Water	Municipal
Bedroom	14'4x11'1				Sewer	Connected
Rec Room	15'6x11'4				Connect. Chrg	
Bedroom	10'10x10'5				Services	
Bedroom	10'5x10'4				Roads	
Bathroom	4pc					

PID/PIN Number **030-380-979**
 Legal Desc. **LOT 15 DL 2710 SDYD PLAN EPP74844**
 Mortgage Info
 Restrictions **Surface Right-of-Way, Covenant/Easements, Building Scheme**
 Pet Size
 Restriction Notes
 Contingency
 Listing Office **RE/MAX PENTICTON REALTY**
 Listing Office 2 **RE/MAX PENTICTON REALTY**

Welcome to The Ridge Penticton! This beautiful modern contemporary three bedroom two bathroom rancher with a walkout basement and two bedroom legal suite is brought to you by Blue Haven Ventures Inc. Everything you need on the main floor with awesome layout, large master bedroom and den, five piece ensuite, walk in closet, beautiful kitchen with center island, large living room and adjacent dining with patio doors to the large covered deck to take in the views. The lower level also includes two bedrooms, large rec room, and a four piece bathroom with a separate two bedroom, one bathroom legal suite. Stunning finishings throughout featuring Fisher & Paykel appliance package, engineered hardwood flooring, quartz counter tops, and linear gas fireplace. No details have been missed when designing this home, it is an ICF home, meets step code 4, is solar ready, with electric car charger and includes automation options. Call the Listing Representatives for details. Listed By: RE/MAX PENTICTON REALTY

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. Mar 19, 2022.




