

**613 VEDETTE DRIVE****MLS® 192965**

Area **Penticton** Status **Active**  
 Sub Area **Husula/West Bench/Sage Mesa** Possession  
 Type **Single Family** Title **Freehold**  
 Storeys **1 Storey w/Bsmt** List Price **\$999,900**  
 Taxes **\$2,820 (2020)** Price Sold  
 MLS # **192965** Date Sold  
 Age DOM **11**  
 Year Built **1953**  
 Zoning **RS1**  
 Postal Code **V2A 8Y3**

Year Built **1953** Age  
 Bedrooms **2** Lot Width  
 Bathrooms **1** Lot Depth  
 Ensuite Lot Sqft **0**  
 SqFt Finished **1,484** Lot Acres **0.00**  
 SqFt Unfinished **359**

Remodelled **No** Exterior **Stucco**  
 Basement **Full** Roof **Fiberglass**  
 Bsmt Dev Construction **Frame**  
 Insulation Foundation **Yes**  
 Heating **Forced air** # Fireplaces  
 Fuel **Natural Gas** Fireplace Type  
 Water **Municipal** Sewer **Septic Installed**

	Bsmt	Main	Above	Below
Total Fin Sqft	<b>875</b>	<b>968</b>		
Living Room		<b>19'1x13'3</b>		
Dining Room		<b>7'9x7'1</b>		
Kitchen		<b>11'2x10'8</b>		
Den/Office		<b>7'6x8'5</b>		
Bedroom		<b>10'2x13'8</b>		
Master Bedroom		<b>11'2x13'2</b>		
Den/Office	<b>12'3x13'2</b>			
Rec Room	<b>11'5x12'8</b>			
Laundry Rm	<b>11'7x19'4</b>			
Mud Room	<b>11'5x7</b>			
Storage	<b>6'5x17</b>			
Other	<b>6x8</b>			
Bathroom		<b>4pc</b>		



Parking **Carport, Other, RV Parking**  
 Garage Size  
 Covered  
 Site Influences **Golf Nearby, Lake View, Mountain View, Cul De Sac, See Remarks, School Nearby**  
 Features Available **Stove, Refrigerator, Washer, Dryer**  
 Restrictions **None**  
 Pet Size  
 Restriction Notes  
 PID/PIN Number **010-242-112**  
 Legal Desc **Lot 42 DL 5076 SDYD PLAN 5817**  
 Contingency  
 Listing Office **ROYAL LEPAGE LOCATIONS WEST**

**Unreal location on Westbench. Almost an acre lot with a gorgeous lakeview. House included!!! Location - unreal - 3 minute drive to the sandy beach of Okanagan Lake! SOEC - Ice rinks, concerts, restaurants, starbucks, pharmacy. KVR trail - and Mariposa Park - Penticton's best kept secret at the end of the no thru street with a sports court, playground (perfect slip and slide set up spot! only locals know about!) Home overlooks and perfectly perched above the city on a peaceful mature well kept .88 acre parcel. Rural living yet minutes to downtown. Plenty of trails to hike, bike, & walk as well as golf courses and two fabulous lakes to enjoy. The land is relatively flat with a gentle slope. Home is 50's built, is clean and bright with 2 levels offering 3 bedrooms & 1 bath. There is plenty of opportunity to remodel.**



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This listing information is provided to you by:

**DORI LIONELLO PREC\*** - ACTIVE MEMBERS

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**ROYAL LEPAGE LOCATIONS WEST**

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484 MAIN STREET PENTICTON ,BC V2A 5C5

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Mar 8, 2022.

