

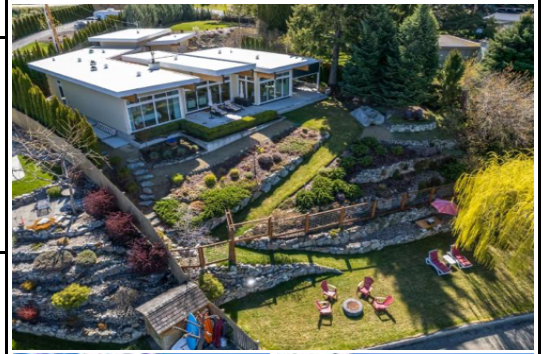
48 SUNSET PLACE **MLS® 193996**

Area	Kaleden/Okanagan Falls	Status	Active
Sub Area	KO Eastside/Lkshr Hi/Skaha Est	Possession	
Type	Single Family	Title	Freehold
Storeys	One Storey	Current Price	\$3,499,900
Taxes	\$7,454 (2021)	Original Price	\$3,499,900
MLS #	193996		
Age		Price Sold	
Year Built	2010	Date Sold	
Zoning	RS2	DOM	9
Postal Code	V0H 1R5		

Year Built	2010	Age	
Bedrooms	3	Lot Width	
Bathrooms	3	Lot Depth	
Ensuite	1	Lot Sqft	21,780
SqFt Finished	2,470	Lot Acres	0.50
SqFt Unfinished			

Remodelled	No	Exterior	Stucco
Basement	None	Roof	Other
Bsmt Dev		Construction	Frame
Insulation		Foundation	Yes
Heating	Radiant Heat, Cooling-Central	# Fireplaces	
Fuel	Natural Gas	Fireplace Type	Gas
Water	Irrigation District	Sewer	Septic Installed

	Bsmt	Main	Above	Below
Total Fin Sqft		2,470		
Living Room		16'2x18'7		
Dining Room		14x8'4		
Kitchen		20'2x21'2		
Bedroom		12'6x10'9		
Bedroom		12'6x10'9		
Laundry Rm		11'1x9'3		
Den/Office		11'10x12'8		
Foyer		9x8		
Master Bedroom		15x17'11		
Ensuite		5pc		
Bathroom		3pc		
Bathroom		2pc		
Office		10'8x11		



Parking	Double Garage
Garage Size	22'6x23'11
Covered	2
Site Influences	Golf Nearby, Lake View, Mountain View, Park Setting, Private Setting, Recreation Nearby, Quiet Area, No Thru Road, Landscaped, Lake Front
Features Available	Dishwasher, Window Coverings, Oven Built-in, Refrigerator, Vacuum Built-in, Washer, Dryer, Underground Irrigation, Microwave Oven, Security System, Private Yard
Restrictions	None
Pet Size	
Restriction Notes	
PID/PIN Number	027-670-317
Legal Desc	LOT D DL 461 SDYD PLAN KAP87666

Contingency	
Mortgage Info	
REALTOR® Info	Phone LR 1st
REALTOR® Remarks	
Commission	3% / 1.5
Expiry Date	Dec 31/22

Listing Office/Salesperson Info.		Phone
Listing Office	ROYAL LEPAGE LOCATIONS WEST	250-493-2244
Listing Rep 1	DORI LIONELLO PREC*	250-486-3865
Seller(s)	TWINING, D. /TWINING, D.	
Tenant(s)		

95 feet of waterfront. Private Beach.



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

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