	2636 EVERGREEN DRIVE		Status	Active
	Area	Penticton	Possession	
	Sub Area	Wiltse/Valleyview	Title	Freehold
	Type	Single Family	Bare Land Strata Fee	
	Storeys	Two Storey	List Price	\$874,900
	Taxes	\$3,669 (2021)	Original Price	\$874,900
	MLS®	194079	Price Sold	
	Age		Date Sold	
	Year Built	1992	DOM	0
	Zoning	R1		
Postal Code	V2A 8C6			


INTERIOR		EXTERIOR	
Bedrooms	4	Exterior Finish	Stucco
Bathrooms	3	Construction	Frame
Ensuite	1	Roof	Asphalt Shingle
Remodelled	Partial	Foundation	Yes
Fireplace Types	Wood	Basement	Full
Fin. Fireplaces	1	Basement Devel	
R/I Fireplaces			

Features Available **Refrigerator, Dryer**


ROOMS				EXTERIOR FEATURES	
	Bsmt	Main	Above	Below	
Total Fin Sqft			1,428	1,078	Lot Sqft 10,018
Living Room			18'9x13		Lot Acres 0.23
Dining Room			10x10		Parking Double Garage, RV Parking
Kitchen			10x10		Garage Size
Bedroom				15x9	Covered 2
Rec Room				19x14	Site Influences Mountain View
Other				15x14	
Eating Area/Nook			10x7		
Master Bedroom			13x9		
Bedroom			11x9		
Bedroom			13x9		
Laundry Rm				8x7	
Ensuite			4pc		
Bathroom			5pc	3pc	

PID/PIN Number **016-186-591**
 Legal Desc. **LOT 9 DL 2710 SDYD PLAN 43261**
 Mortgage Info
 Restrictions **Building Scheme**
 Pet Size
 Restriction Notes
 Contingency
 Listing Office **ROYAL LEPAGE LOCATIONS WEST**

An affordable Evergreen address! Your chance to enter the Wiltse neighbourhood enjoying the afternoon sun, happy streets with dog walkers and friendly neighbours. This is a wonderful Family home with three bedrooms on the upper level with kitchen and bright dining area. Master has an ensuite and access to the fenced backyard. Lower level has laundry, another bedroom, extra space and access to your double car garage. The bright and spacious open floor plan has tons of natural light flooding into the kitchen and living areas. Enjoy the wrap around deck ideal for entertaining, or the rear deck offers a bit of shade if you prefer! The easy care landscaping makes yard work a breeze and lots room for the kids to play. Fenced yard backs onto nature trails for walking, biking and hiking. A great home for families looking to enjoy the active Okanagan outdoors - bus route for Elementary age + RV parking and lots of extra room to accommodate your toys! Listed By: ROYAL LEPAGE LOCATIONS WEST



This listing information is provided to you by:
DORI LIONELLO PREC* - ACTIVE MEMBERS
 ☎ 250-486-3865 ✉ dorilionello@gmail.com
ROYAL LEPAGE LOCATIONS WEST



☎ 250-493-2244 📠 250-492-6640 🌐 <http://locationswestrealty.royallepage.ca>
 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. May 4, 2022.

