



Greg Kalyniuk

REALTOR - RE/MAX Vernon
Let Us Help You Home!

Office: 1-800-667-2040

Cell: 250-308-4520

Fax: 250-549-7007

greg@okhometeam.ca

Greg Kalyniuk

Client 1 Page

Page 1 of 6

514 Guildford Court, Coldstream, V1B 2E3

Price: **\$199,000**

MLS® #: **10016284**

Status: **Active**

PID: **004-241-380**

ADOM: **59**

Zone: **North Okanagan**

Sub-Area: **CS - Mun of Coldstream**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **One Storey**
Year Built: **1972**
Yr Blt Dsc: **Approximate**
Grq Opt:
Grq Dsc:
Carport:
Shop: **Yes**

Layout

Beds: **2**
Full Baths: **2**
Half Baths: **0**
En Suite: **2-PCE**
Ttl Baths: **2**

Finished Floor Area

Main: **1160**
Above Main:
Below Main:
Basement:
Total: **1160**

Lot Information

Frontage: **45.00**
Depth: **105.00**
Irregular: **No**
Acres: **0.11**
Wtr Frnt:
Wtr Infl: **Waterfront Nearby**
View:
Prk Cov: **6**
Prk Uncov: **6**
Add Prk: **Yes**
RV Park: **Yes**

Parking

Rentals: **Yes**
Water: **Municipal**
Fireplace: **2,Electricity, Gas,Decorative**
Construct: **Manufactured**
Foundation: **Concrete Block**
Exterior Fin: **Vinyl**
Equip/Appl: **Dishwasher, Refrigerator, Stove - Electric**
Flooring: **Floor Vinyl, Laminate**
Structures: **Covered Deck, Outbuilding, Workshop**
Exterior Feat: **Private Yard**
Interior Feat: **Drywall, Smoke Detector(s)**
Site Infl: **Cablevision Available, Central Location, Downtown Core, Easy Access, Family Oriented, Flat Site, Golf Nearby, Highway Access, Landscaped, Level, Park Nearby, Private Setting, Public Transit Nearby, Quiet Area, Recreation Nearby, Rural Setting, Schools Nearby, Shopping Centre, Shopping Nearby**

Features

B&B: **No**
Fuel: **Electricity, Natural Gas**
Bsmt: **Crawl/Separate Entrance/Foyer Finished**
Roof: **Metal**
Suites Dsc:
Heat/Cool: **Central Air, Forced Air**
Pets: **Yes**
Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Master Bedroom	L1	11'5X9'6	Kitchen	L1	10'5X11'5	Living Room	L1	13'6X11'5
Family Room	L1	11'0X22'6	Ensuite - Full	L1		Bathroom - Full	L1	
Bedroom	L1	11'6X8'6						

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **Lot 49, Sec.22, Twp 9, Plan 29636, ODYD**
LR Owner: **No**
Terms Sale: **Cash**
Taxes: **\$941.00**
Court Sale: **No**
Tax Yr: **2008**

Remarks

Pub Rmks: **Own your own land with this 2-bdrm, 2 bath, 1160 sq.ft clean & well kept mobile home. Bonus 11'x22' addition used for a family room. Two fireplaces, central air, detached 12'x14' storage shed and RV parking. Walking distance to Kal Lake.**



Greg Kalyniuk

REALTOR - RE/MAX Vernon
Let Us Hit You Home!

Office: 1-800-667-2040

Cell: 250-308-4520

Fax: 250-549-7007

greg@okhometeam.ca

2605 37 Avenue, Vernon, V1T 2X5

MLS® #: 10018512
Zone: North Okanagan

Status: Active
Sub-Area: EH - East Hill

PID: 012-362-824

Price: \$279,000
ADOM: 10



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Duplex (Full)**
Style/Story: **One Storey**
Year Built: **1945**
Yr Blt Dsc: **Approximate**
Grq Opt: **Single**
Grq Dsc:
Carport:
Shop: **Yes**

Layout

Beds: **4**
Full Baths: **2**
Half Baths: **0**
En Suite: **None**
Ttl Baths: **2**

Finished Floor Area

Main: **1349**
Above Main:
Below Main:
Basement:
Total: **1349**

Lot Information

Frontage: **53.00**
Depth: **100.00**
Irregular: **No**
Acres: **0.11**
Wtr Frnt:
Wtr Inft:
View:

Parking

Prk Cov: **1**
Prk Uncov: **6**
Add Prk: **Yes**
RV Park: **Yes**

Features

Rentals: **Yes**
Water: **Municipal**
Fireplace:
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Stucco**
Equip/Appl: **Dishwasher, Refrigerator, Stove - Electric**
Flooring: **Carpeting/Wall-to-Wall, Linoleum**
Interior Feat: **Drywall**
Site Inft: **Cablevision Available, Central Location, Downtown Core, Easy Access, Family Oriented, Flat Site, Highway Access, Paved Roads, Public Transit Nearby, Recreation Nearby, Schools Nearby, Shopping Centre, Shopping Nearby**

B&B: **No**
Fuel: **Natural Gas**
Bsmt: **Cellar/Partially Finished**
Roof: **Metal**
Suites Dsc: **Legal**
Heat/Cool: **Forced Air**

Pets: **Yes**
Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	L1	6'6X12'6	Living Room	L1	10'X17'	Master Bedroom	L1	12'6X7'6
Mud Room	L1	12'X5'6	Bedroom	L1	10'X11'	Bathroom - Full	L1	10'X7'3
Kitchen Unit2	L1	6'6X12'6	LivingRm Unit2	L1	10'X17'	Master Bedroom	L1	12'6X7'6
Bedroom	L1	10'X11'	Bathroom - Full	L1	10'X7'3	Mudroom Unit2	L1	12'X5'6

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **Lot 18, Plan 327E, Block 27, Sec.3, Twp 8, ODYD**
LR Owner: **No**
Terms Sale: **Cash**
Taxes: **\$1,763.00**
Court Sale: **No**
Tax Yr: **2010**

Remarks

Pub Rmks: **East Hill full duplex, 2 side-by-side units each with 2 beds & 1 bath, +add'l 1 bed, 1 bath accommodation. Great investment potential, or live in one unit and rent out the others as mortgage helpers. Priced at 2010 assessed value. Call!**



Greg Kalyniuk

REALTOR - RE/MAX Vernon
Let Us Hit You Home!

Office: 1-800-667-2040

Cell: 250-308-4520

Fax: 250-549-7007

greg@okhometeam.ca

1917 Grandview Avenue, Lumby, V0E 2G0

MLS® #: 10009905
Zone: North Okanagan

Status: Active
Sub-Area: LV - Lumby Valley

PID: 004-930-444

Price: \$235,000
ADOM: 168



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **Rancher w/ Bsmt**
Year Built: **1978**
Yr Blt Dsc: **Approximate**
Grq Opt:
Grq Dsc:
Carport:
Shop:

Layout

Beds: **3**
Full Baths: **2**
Half Baths: **0**
En Suite: **None**
Ttl Baths: **2**

Finished Floor Area

Main: **1125**
Above Main:
Below Main: **1125**
Basement:
Total: **2250**

Lot Information

Frontage: **60.00**
Depth: **100.00**
Irregular:
Acres: **0.13**
Wtr Frnt:
Wtr Infl:
View: **Valley View**

Parking

Prk Cov:
Prk Uncov:
Add Prk:
RV Park:

Rentals: **Not Applicable**
Water: **Municipal**
Fireplace:
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Vinyl**
Flooring: **Partial Carpet**
Structures: **Shed**
Exterior Feat: **One Balcony**
Interior Feat: **Smoke Detector(s)**

Features

B&B: **No**
Fuel: **Natural Gas**
Bsmt: **Full/Separate Entrance/Partially Finished**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc: **Not Legal**
Heat/Cool: **Forced Air**
Pets: **N/A**
Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	L1	11'8"X10'	Dining Room	L1	8'8"X9'10"	Living Room	L1	11'3"X20'2"
Master Bedroom	L1	13'6"X9'4"	Bedroom	L1	11'5"X9'3"	Bedroom	L1	11'5"X9'5"
Bathroom - Full	L1	8'X7'2"	Family Room	B	12'X9'6"	Bathroom - Full	B	8'4"X5'10"
Games Room	B	11'10"X10'2"	Kitchen	B	13'7"X21'			

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **Lot 19 DL 183 Plan#27004 ODYD**
LR Owner: **No**
Terms Sale: **Cash**
Taxes: **\$1,697.00**
Court Sale: **No**
Tax Yr: **2009**

Remarks

Pub Rmks: **Solid 3 bed 2 bath home on lower side of the street great starter home or investment property with possibility of suite. Separate entrance to basement. Great views close to downtown schools and services in a family oriented neighbor hood.**



Greg Kalyniuk

REALTOR - RE/MAX Vernon
Let Us Help You Home!

Office: 1-800-667-2040

Cell: 250-308-4520

Fax: 250-549-7007

greg@okhometeam.ca

5849 Jen-Sheri Place, Falkland, V0E 1W0

Price: **\$278,900**
ADOM: **202**

MLS® #: **10007054** Status: **Active** PID: **023-067-420**
Zone: **North Okanagan** Sub-Area: **SF - Salmon Vly / Falkland**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **Bi-Level**
Year Built: **2003**
Yr Blt Dsc: **Approximate**
Grq Opt: **Double**
Grq Dsc: **Attached**
Carport: **No**
Shop: **No**

Layout

Beds: **5** Main: **1260**
Full Baths: **3** Above Main: **1150**
Half Baths: **0** Below Main: **1150**
En Suite: **4-PCE** Basement: **2410**
Total: **2410**
Ttl Baths: **3**

Finished Floor Area

Lot Information

Frontage: **85.00** Prk Cov: **2**
Depth: **154.00** Prk Uncov: **4**
Irregular: **Yes** Add Prk: **Yes**
Acres: **0.37** RV Park: **Yes**
Wtr Frnt: **0**
Wtr Infl: **Valley View**
View: **Valley View**

Rentals: **Not Applicable**
Water: **Municipal**
Fireplace: **Frame - Wood**
Construct: **Concrete**
Foundation: **Concrete**
Exterior Fin: **Vinyl**
Equip/Appl: **Dishwasher**
Flooring: **Carpeting/Wall-to-Wall, Laminate, Linoleum**
Exterior Feat: **Fenced Yard, Garden, Private Yard**

Features

B&B: **No** Pets: **N/A**
Fuel: **Natural Gas** Sewage: **Septic**
Bsmt: **Full/Fully Finished**
Roof: **Asphalt/Fibreglass Shingles, Other (See Remarks)**
Suites Dsc: **Hot Water**
Heat/Cool: **Hot Water**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	L1	13X11'8"	Family Room	L2	20'5"X16'5"	Master Bedroom	L1	13X13
Bedroom	L1	11'8"X10'2"	Bedroom	L1	10X10'3"	Bedroom	L2	14X11
Bedroom	L2	14X11	Ensuite - Full	L1	5X7	Bathroom - Full	L1	5X13
Bathroom - Full	L2	5X11	Den / Office	L2	15'5"X7	Laundry	L2	14X11'3"
Living Room	L1	13'8"X19'1"						

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,823.00** Tax Yr: **2010**
Title Held: **Freehold** Terms Sale: **No** Court Sale: **No**
Trades: **No**
Legal Dsc: **Lot 2,Sec.10, Twn 18, Range 12West of the Sixth Meridian, Plan KAP54714, Kamloops Div. Yale District**

Remarks

Pub Rmks: **Priced below assessed value \$282,000 5bdrm+den, 3 bath family home,fenced yard.37ac Area of newer homes, near school,quiet street,bordering woods. Private setting ,nice views! RV parking & room for shop.Large garden. Immediate possession.**



Greg Kalyniuk

REALTOR - RE/MAX Vernon
Let Us Hit You Home!

Office: 1-800-667-2040

Cell: 250-308-4520

Fax: 250-549-7007

greg@okhometeam.ca

3701 28A Street, Vernon, V1T 5A2

MLS® #: 10017288
Zone: North Okanagan

Status: Active
Sub-Area: VC - City of Vernon

PID: 012-363-952

Price: \$199,900
ADOM: 39



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **One Storey**
Year Built: **1950**
Yr Blt Dsc: **Approximate**
Grq Opt: **Single**
Grq Dsc: **Detached**
Carport: **Single**
Shop: **No**

Layout

Beds: **3**
Full Baths: **1**
Half Baths: **0**
En Suite: **None**
Ttl Baths: **1**

Finished Floor Area

Main: **660**
Above Main:
Below Main:
Basement: **75**
Total: **735**

Lot Information

Frontage: **50.00**
Depth: **80.00**
Irregular: **No**
Acres: **0.09**
Wtr Frnt: **0**
Wtr Inft:
View:

Parking

Prk Cov: **1**
Prk Uncov: **4**
Add Prk: **No**
RV Park: **No**

Rentals: **Not Applicable**
Water: **Municipal**
Fireplace:
Construct: **Frame - Wood**
Foundation: **Concrete, Concrete Block**
Exterior Fin: **Stucco**
Flooring: **Carpeting/Wall-to-Wall, Linoleum**
Structures: **Deck, Shed**
Exterior Feat: **Fenced Yard**
Interior Feat: **Drywall**

Features

B&B: **No**
Fuel: **Natural Gas**
Bsmt: **Part/Partially Finished**
Roof: **Metal**
Suites Dsc:
Heat/Cool: **A/C Window Units**

Pets: **N/A**
Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	17X8	Kitchen	L1	18X7	Master Bedroom	L1	9X10
Bedroom	L1	11X7	Bedroom	B	9X6'6	Bathroom - Full	B	

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **Lot 4, BLK 35, Section 3, TWP 8, ODYD, Plan 327E**
LR Owner: **No**
Terms Sale: **Cash**
Taxes: **\$1,276.00**
Court Sale: **No**
Tax Yr: **2010**

Remarks

Pub Rmks: **This 3 bedrm, 1 bathrm home with unfinished basement is perfect for a first home, rental/holding property or even, with C4 zoning, a business. Frontage on 3 sides,garden shed,detached garage for parking or storage and right down town.**



Greg Kalyniuk

REALTOR - RE/MAX Vernon
Let Us Hit You Home!

Office: 1-800-667-2040

Cell: 250-308-4520

Fax: 250-549-7007

greg@okhometeam.ca

3300 42 Avenue, Vernon, V1T 3J6

MLS® #: 10011805
Zone: North Okanagan

Status: Active
Sub-Area: VC - City of Vernon

PID: 003-723-496

Price: \$259,000
ADOM: 144



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **One and a half**
Year Built: **1930**
Yr Blt Dsc: **Approximate**
Grq Opt: **Single**
Grq Dsc: **Detached**
Carport:
Shop:

Layout

Beds: **4**
Full Baths: **2**
Half Baths: **0**
En Suite: **None**
Ttl Baths: **2**

Finished Floor Area

Main: **980**
Above Main: **265**
Below Main:
Basement: **680**
Total: **1925**

Lot Information

Frontage: **50.00**
Depth: **125.00**
Irregular: **No**
Acres: **0.15**
Wtr Frnt:
Wtr Infl:
View: **City View**

Parking

Prk Cov: **1**
Prk Uncov: **2**
Add Prk:
RV Park:

Rentals: **Not Applicable**
Water: **Municipal**
Fireplace: **1, Wood, Conventional**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Stucco**
Itms Not Inc: **Washer & Dryer**
Equip/App: **Refrigerator, Stove - Electric**
Flooring: **Hardwood, Linoleum**
Structures: **Playhouse, Shed**
Exterior Feat: **Garden**
Interior Feat: **Drywall**
Site Infl: **Central Location, Corner Site, Easy Access, Family Oriented, Fully Landscaped, Landscaped, Park Nearby, Paved Roads, Public Transit Nearby, Recreation Nearby, Schools Nearby, Shopping Nearby, Ski Area Nearby**

Features

B&B: **No**
Fuel: **Natural Gas**
Bsmt: **Full/Separate Entrance/Partially Finished**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc: **Not Legal**
Heat/Cool: **Forced Air**
Pets: **N/A**
Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	17'4X13'4	Bedroom	L1	11X8	Kitchen	L1	13X13'6
Bathroom - Full	L1	5'6X8	Master Bedroom	L1	11'3X11'3	Bedroom	L2	12X22'6
Foyer	L1	3'8X6'4	Porch	L1	17X7'5	Bedroom	B	11X8
Bathroom - Full	B	6X6						

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **Lot 1, Plan 467, Section 3, Block 3, Twp 8, ODYD**
LR Owner: **No**
Terms Sale: **Cash**
Taxes: **\$1,655.00**
Court Sale: **No**
Tax Yr: **2010**

Remarks

Pub Rmks: **Older 3 bedroom home with original hardwood floors, leaded glass door and wood fireplace. Needs 'Rehab'. Bonus one bedroom basement suite. Lots of potential and close to absolutely everything! Zoned R5: Four-plex housing residential.**