



Greg Kalyniuk

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

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1715 43Rd Street, Vernon, V1T 6K7

MLS® #: 10009109

Zone: North Okanagan

Status: Active

Sub-Area: SV - South Vernon

PID: 005-452-007

Price: \$229,900

ADOM: 180



General Information

Prop Type: **Single Family Residential Duplex (Half)**
Type Dwell:
Style/Story:
Year Built: **1976**
Yr Blt Dsc: **Approximate**
Grq Opt:
Grq Dsc:
Carport:
Shop: **No**

Layout

Beds: **4**
Full Baths: **1**
Half Baths: **0**
En Suite: **None**
Ttl Baths: **1**

Finished Floor Area

Main: **890**
Above Main:
Below Main:
Basement: **500**
Total: **1390**

Lot Information

Frontage: **37.00**
Depth: **99.00**
Irregular: **No**
Acres: **0.00**
Wtr Frnt:
Wtr Inft:
View:

Parking

Prk Cov: **0**
Prk Uncov: **2**
Add Prk: **Yes**
RV Park:

Rentals: **Yes**
Water: **Municipal**
Fireplace: **,Gas**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Stucco**
Flooring: **Laminate, Linoleum**
Structures: **Deck**
Exterior Feat: **Fenced Yard, One Balcony**
Interior Feat: **Drywall**
Site Inft: **Easy Access, Flat Site**

Features

B&B: **No**
Fuel: **Natural Gas**
Bsm: **Full/Partially Finished**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc: **Not Legal**
Heat/Cool: **Forced Air**
Pets: **Yes**
Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	11'X19'	Kitchen	L1	10'X10'	Dining Room	L1	10'X8'6"
Master Bedroom	L1	11'X11' 5"	Bedroom	L1	9'8X9'9"	Bathroom - Full	L1	6'6X7'7"
Kitchen	B	9'2X18'6"	Living Room	B	11'6X17'3"	Bedroom	B	9'8X9'10"
Bedroom	B	9'2X12'10"	Deck	L1	8'X22'			

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **Lot 2,District Lot 75,ODYD, Plan25496**
LR Owner: **No**
Terms Sale:
Taxes: **\$1,157.00**
Court Sale: **No**
Tax Yr: **2009**

Remarks

Pub Rmks: **Affordable 1/2 Duplex in South Vernon, 2 bedrooms up and 2 down, full basement, Laminate flooring on the main fl.SGD to the front Deck, basement has kitchen and bathroom, fenced back yard, storage shed, new roof last year, paved driveway.**



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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.**



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719 Franklyn Road, Lumby, V0E 2G7

MLS® #: 10016710

Zone: North Okanagan

Status: Active
Sub-Area: WV - Whitevale

PID: 003-329-763

Price: \$249,900
ADOM: 49



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **Bi-Level**
Year Built: **1977**
Yr Blt Dsc: **Approximate**
Grq Opt:
Grq Dsc:
Carport: **Double**
Shop: **Yes**

Layout

Beds: **4**
Full Baths: **1**
Half Baths: **1**
En Suite: **2-PCE**
Ttl Baths: **2**

Finished Floor Area

Main: **1196**
Above Main:
Below Main:
Basement: **798**
Total: **1994**

Lot Information

Frontage: **125.00**
Depth: **150.00**
Irregular:
Acres: **0.00**
Wtr Frnt:
Wtr Infl:
View:

Parking

Prk Cov: **2**
Prk Uncov: **4**
Add Prk: **Yes**
RV Park: **Yes**

Rentals: **Yes**
Water: **Municipal**
Fireplace: **2, Gas, Insert**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Vinyl**
Flooring: **Carpeting/Wall-to-Wall, Laminate, Linoleum**
Structures: **Deck, Fire Pit, Patio(s), Playhouse, Sun Deck, Workshop**
Exterior Feat: **Fenced Yard**
Interior Feat: **Drywall**
Site Infl: **Cablevision Available, Central Location, Corner Site, Family Oriented, Flat Site, Fruit Trees, Level, Park Nearby, Rural Setting, Schools Nearby**

Features

B&B: **No**
Fuel: **Electricity, Natural Gas**
Bsmt: **Half/Separate Entrance/Partially Finished**
Roof: **Other (See Remarks)**
Suites Dsc: **Legal**
Heat/Cool: **Electric Baseboards**
Pets: **Yes**
Sewage: **Septic**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	L1	11'8X13'2	Living Room	L1	11'8X20'3	Kitchen	L1	9'2X13'0
Master Bedroom	L1	17'10X9'7	Bedroom	L1	11'10X11'8	Kitchen	B	12'1X9'4
Bathroom - Full	B	6'9X5'10	Foyer	B	6'4X11'11	Family Room	B	11'6X23'10
Bedroom	B	8'5X10'6	Bedroom	B	9'2X9'6	Ensuite - Half	B	4'8X4'11
Den / Office	B	11'10X8'9						

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades:
Legal Dsc: **Lot 23 DL418 ODYD Plan 19560**
LR Owner: **No**
Terms Sale:
Taxes: **\$1,656.00**
Court Sale: **No**
Tax Yr: **2010**

Remarks

Pub Rmks: **Handyman Special! Priced to sell quickly this home needs some TLC including a new roof (shingles or metal)! 2 bedrooms up with 2 bedroom suite in basement, large corner lot fully fenced and mature landscaping. A great investment!**



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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.**



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Client 1 Page

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2302 42 Avenue, Vernon, V1T 3J3

MLS® #: 10017778

Zone: North Okanagan

Status: **Active**
Sub-Area: **HW - Harwood**

PID: 009-891-285

Price: **\$264,000**
ADOM: **27**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **One Storey**
Year Built: **1960**
Yr Blt Dsc: **Approximate**
Grq Opt: **Detached**
Grq Dsc: **Detached**
Carport: **Yes**
Shop: **Yes**

Layout

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

Finished Floor Area

Main: **920**
Above Main: **900**
Below Main: **900**
Basement: **1820**
Total: **1820**

Lot Information

Frontage: **76.10**
Depth: **91.00**
Irregular: **No**
Acres: **0.16**
Wtr Frnt: **View:**
Wtr Inft: **View:**

Parking

Prk Cov: **1**
Prk Uncov: **4**
Add Prk: **Yes**
RV Park: **Yes**

Rentals: **Not Applicable**
Water: **Municipal**
Fireplace: **Frame - Wood**
Construct: **Concrete**
Foundation: **Concrete**
Exterior Fin: **Vinyl**
Equip/App: **Dryer, Refrigerator, Stove - Electric, Washer**
Flooring: **Partial Wood**
Exterior Feat: **Fenced Yard, Garden, Private Yard**
Interior Feat: **Drywall**

Features

B&B: **No**
Fuel: **Natural Gas**
Bsmt: **Full/Separate Entrance/Fully 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	12'X15'	Kitchen	L1	15'9X12'3	Master Bedroom	L1	12'3X12'6
Bedroom	L1	9'X8'	Bedroom	B	8X8'2	Bathroom - Full	B	5'1X4
Living Room	B	10'X8'0	Bathroom - Full	B	4X4			

Finance/Tax

Native Res: **No**
Title Held: **Freehold**
Trades: **PI: 8015, Sec: 3, ODYD, Lot: 18, Twp: 8**
Legal Dsc: **PI: 8015, Sec: 3, ODYD, Lot: 18, Twp: 8**
LR Owner: **No**
Terms Sale: **All Cash**
Taxes: **\$1,759.00**
Court Sale: **No**
Tax Yr: **2010**

Remarks

Pub Rmks: **House in Harwood with suite a for 264k! Price below assessed value. 2 beds on the main plus 1 bed suite downstairs. Detached garage too! Best priced house in the area with mortgage helper. Great for first timer or investor. Call today!**