



The HEIDI LUSSI Real Estate Team

RE/MAX Vernon
Your North Okanagan Realtors

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Heidi Lussi

Client Full

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6305 Apple Lane, Vernon, V1B 3T7

MLS® #: 10134165

Zone: North Okanagan

Status: Active

Sub-Area: NB - North BX

PID: 001-744-941

Price: \$1,495,000

ADOM: 1



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family w/Acreage**
Style/Story: **Two Storey**
Year Built: **1996**
Yr Blt Dsc: **Actual**
Grg Opt: **Double**
Grg Dsc: **Attached, Underground, W**
Carport: **Yes**
Shop: **Yes**

Layout

Beds: **4**
Full Baths: **2**
Half Baths: **1**
Ttl Baths: **3**

Finished Floor Area

Main: **1469**
Above Main: **280**
Below Main: **1440**
Basement:
Total: **3189**

Lot Information

Frontage: **512.45**
Depth: **766.98**
Irregular: **No**
Acres: **7.99**
Wtr Infl:
View: **Valley View**

Parking

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

Features

Rentals: **Not Applicable**
Fireplace:
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Hardie Board**
Water: **Irrigation District**
Pool Type:
Equip/Appl: **Dishwasher, Refrigerator, Stove - Electric**
Flooring: **Carpeting/Wall-to-Wall, Floor Vinyl, Tile**
Structures: **Workshop**
Exterior Feat: **One Balcony**
Site Infl: **Easy Access, Fruit Trees, No Thru Road, Private Setting, Quiet Area, Rural Setting, Shopping Nearby**

B&B: **No** Pets: **N/A**
Bsmt: **Full/Separate Entrance/Fully Finished**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc:
Heat/Cool: **Hot Water**
Fuel: **Natural Gas**
Sewage: **Septic**

Rooms

Room	Dimensions	Level	Room	Dimensions	Level	Room	Dimensions	Level
Kitchen	13X10'6	L1	Dining Room	10X15'6	L1	Living Room	16'10X20'1	L1
Foyer	14X8	L1	Master Bedroom	13X13'6	L1	Ensuite - Full	7'9X10	L1
Laundry		L1	Bathroom - Half	4'4X7'8	L1	Garage	20'8X25	L1
Den / Office	10'10X12'2	B	Bedroom	10'7X12'4	B	Bedroom	11'7X13	B
Bedroom	11'8X12'11	B	Hall	25'6X6	B	Bathroom - Full	7X7'7	B
Safety Room	13'4X9	B	Garage	20'8X24'8	B	Study	10'4X20	L2
Workshop	53'5X32	L1	Office in Workshop	11'3X10'6	L1	Show Room in Work	11'3X21'1	L1
Bathroom in Works	5X8'7	L1						

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$3,334.00** Tax Yr: **2016**
Title Held: **Freehold** Terms Sale: **Cash** Court Sale: **No**
Trades:
Legal Dsc: **The West 448.982 Feet of Lot 44 Sec 13 Twp 8 ODYD Plan 1362**

Utilities

Cable TV:
Gas: Power: Sewer: Phone: Water: Hookup:

Remarks

Dtl Loc: **5 minutes from Butcher Boys, Riemer Rd turn onto Apple Lane (no-through Rd)**
Pub Rmks: **Unique Opportunity! First time on the market! 7.99 acres in ALR, irrigated & mainly in Walnut trees (7 years old). 2 story custom built cape cod home with 180 degree views, large workshop with washroom, mezzanine, heated & 3 phase power. Located in desirable rural area, only minutes from town on a no through road. Some GST applicable.**

Information Deemed Reliable But Cannot Be Guaranteed.

May 10, 2017 - 10:00AM