

Listing Crossproperty Full

East Poirier Road, Mara, V0E 2K0

MLS® #: **10233285**
Zone: **North Okanagan**Status: **Preactive** PID: **030-970-105**
Sub Area: **EG - Enderby / Grindrod**Price: **\$425,000**
Orig Price:
DOM:

General Information

Prop Type: **Lots and Acreages** Year Built:
Type Dwell: **Acreage** Yr Blt Dsc:
Style/Story: Shop/Den: **-/No**

Layout

Beds:
Full Baths:
Half Baths:
En Suite:
Ttl Baths:

Finished Floor Area

Main:
Above Main:
Below Main:
Basement:
Total: **0**

Lot Information

Frontage: **1043**
Depth: **633.56**
Irregular: **Yes**
Acres: **7.64**
Wtr Frnt:
Wtr Inft:
View:

Parking

Prk Cov: **RV Park:**
Prk Uncov: **Add Prk:**
Prk Spcs: **Carport:**
Grg Opt:
Grg Dsc:

Listing Information

List Date: **06/04/2021** Hold Date: Cncl Type: Last Mod: **06/07/2021**
Exp Date: Act Date: Cncl Date: Sbj Rmv:
Permit Pub: **Yes** Permit Pub DDF: **Yes** Incl Addr: **Yes**
X List F#: X List C#: Link List#: Intr MLS#:
TC Length:
World Property:

Features

Wood Stove: ByLaws Avl: Handicap Eq: **No** Gated:
Rentals: B&B: **No** Pets:
Fireplace: Bsmt:
Construct: Roof:
Foundation: Suites Dsc:
Exterior Fin: Heat/Cool:
Water: **Well** Fuel:
Pool Type: Sewage: **Septic**

Title

Title Held: **Freehold** Terms Sale: Court Sale: **No** Fract Int:
Assign Cont: **No** Poss: Cont Dsc:
Trades (Y/N): Trades Desc: Title Form: **Conventional**

Legal/Tax

Native Res: **No** Survey: **No** Levies: **No Levies** Stat Tax:
LR Owner: **No** Spc Imprv: Imprv: Taxes: **\$699.00**
Sell Discse: Fin Stmnts: Occupied By: **Not Applicable** Tax Yr: **2020**
Re-Zone: Zone Code: **CR** Lnd Asmnt: Ttl Asmnt:
Zone Typ:
Non-Fin Enc:
Seller Nm: **R Garry** Phone:
Legal Dsc: **Lot 4, Plan EPP73442, Sec 15, TWP 20, Range 8, W6M, KDYD,**

Lots And Acreages

Roads: **Gravel** # Parcels: Ar Cleared:
Access: **Public Road** # Titles: Ar Cultivat:
Pros Discl: **Other (See Remarks)** Ar Treed: Restrict:

Utilities

Cable TV: **No Cable TV** Power: **At Lot Line** Phone: **At Lot Line** Hookup:
Gas: **No Gas** Sewer: **SEPTI** Water: **Available**

Office Information

List Brk: **RE/MAX Vernon** Phone: **250-549-4161**
List Rep: **Steven Wikkerink** Phone:
Co List Brk: **RE/MAX Vernon** Phone: **250-549-4161**
Co List Rep: **Ryan Baturin** Phone: **250-307-6891**
Comm: **3% on the First \$100,000 and 2% on the Balance**

Remarks

Dtl Loc: **Head northeast on 27 Street toward 26 Street, turn onto Highway 97 North, Continue on Vernon-Sicamous Hwy approx 47.7 km, turn right onto E Poirier Road.**
Pub Rmks: **7.63 acres of lake, valley, and mountain views (has septic and well service). Can build near the top of the hill with expansive lake views. Can also build at the bottom of the lot if desired. 1.1km to the beach and boat launch. For more detailed information or to book your private viewing call Thrive Okanagan today @ 250-503-3487 or visit us at thriveokanagan.com**
Rep Rmks: ***** PLEASE SEE SUPPLEMENTS FOR AGENCY DISCLOSURE THAT IS REQUIRED FOR ALL OFFER, USE EITHER THE ADDENDUM OR ADD TO THE CONTRACT.*** All measurements are approximate, and details should be verified by the Buyer if important to them. Cooperating Brokerages Commission will be reduced by 25% if the Buyers Agent is not present for all showings or is not the agent who introduces the Buyer to the property.**
Int Rmks: **7.63 acres of lake, valley, and mountain views (has septic and well service). Can build near the top of the hill with expansive lake views. Can also build at the bottom of the lot if desired. 1.1km to the beach and boat launch. For more detailed information or to book your private viewing call Thrive Okanagan today @ 250-503-3487 or visit us at thriveokanagan.com**[Click here to comment on this listing's integrity.](#)

Information Deemed Reliable But Cannot Be Guaranteed.