

CONTRACT OF PURCHASE AND SALE

BROKERAGE: Macdonald Realty Kelowna DATE: July 4, 2015
 ADDRESS: 2700 Richter Street Kelowna PC: V1Y 2R5 PHONE: (250) 860-4300
 PREPARED BY: Darlene Bachmann MLS® NO: 10101097

SELLER: <u>Adrienne Lavro</u>	BUYER: <u>Gordon John Boef</u>
SELLER: <u>Dean Richmond</u>	BUYER: _____
ADDRESS: <u>2020 Wilkinson Street</u>	ADDRESS: <u>2936 Lyon Court</u>
_____	<u>West Kelowna, B.C.</u>
Kelowna PC: <u>V1Y 3Z8</u>	PC: <u>V4T 1H9</u>
PHONE: _____	PHONE: <u>250 718-8918</u>
RESIDENT OF CANADA ☒ NON-RESIDENT OF CANADA ☐	OCCUPATION: _____
as defined under the <i>Income Tax Act</i> .	

PROPERTY:

2020 Wilkinson Street

UNIT NO. _____ ADDRESS OF PROPERTY _____
Kelowna V1Y 3Z8
 CITY/TOWN/MUNICIPALITY POSTAL CODE
002-336-537
 PID _____ OTHER PID(S) _____
Plan KAS379, Sec 9, Lot 2, Township 26, LD 41 ODOY Together with an interest in the comm. prop.
 LEGAL DESCRIPTION _____

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

- PURCHASE PRICE:** The purchase price of the Property is Three Hundred Sixty Thousand Seven Hundred Nine hundred DOLLARS \$ 367,900 (Purchase Price)
360,000
- DEPOSIT:** A deposit of \$ 10,000.00 which will form part of the Purchase Price, will be paid **within 24 hours of acceptance** unless agreed as follows:
 Upon final subject removal by way of Bank Draft or bank transfer

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to Macdonald Realty in trust. and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

[Signature]
INITIALS

PROPERTY ADDRESS

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

Please see addendum

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

4. **COMPLETION:** The sale will be completed on August 31, yr. 2015
(Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at 9 a.m. on September 1, yr. 2015 (Possession Date) OR, subject to the following existing tenancies, if any:
VACANT

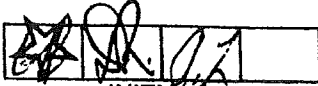
6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of September 1, yr. 2015 (Adjustment Date).

7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:

~~Stacking washer/dryer~~, 2 stoves, 2 fridge, dishwasher, all window coverings, shed

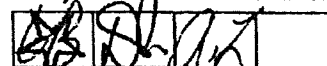
BUT EXCLUDING: _____

8. **VIEWED:** The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on July 3, yr. 2015
9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Clause 5, if any, and except as otherwise set out herein.
10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.
11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.


INITIALS

PROPERTY ADDRESS

- 12. TIME:** Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller in accordance with the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.
- 13. BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
- 14. CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
- 15. COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
- 16. RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
- 17. PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
- 18. REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
- 19. PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Clause 20, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
- A. for all purposes consistent with the transaction contemplated herein;
 - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;
 - C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
 - D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®*.


INITIALS

PROPERTY ADDRESS

20. AGENCY DISCLOSURE: The Seller and the Buyer acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®* and acknowledge and confirm as follows:

A. the Seller has an agency relationship with

Terry Courtney - Nicole Mesendine who is licensed in relation to Royal LePage Kelowna

DESIGNATED AGENT/LICENSEE

BROKERAGE

B. the Buyer has an agency relationship with

Darlene Bachmann who is licensed in relation to Macdonald Realty Kelowna

DESIGNATED AGENT/LICENSEE

BROKERAGE

C. the Buyer and the Seller have consented to a limited dual agency relationship with

DESIGNATED AGENT/LICENSEE

who is/are licensed in relation to

BROKERAGE

having signed a Limited Dual Agency Agreement dated

If only (A) has been completed, the Buyer is acknowledging no agency relationship. If only (B) has been completed, the Seller is acknowledging no agency relationship.

21. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:

A. fulfill or waive the terms and conditions herein contained; and/or

B. exercise any option(s) herein contained.

22. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

23. OFFER: This offer, or counter-offer, will be open for acceptance until 10 o'clock a.m. on July 5, yr. 2015 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

WITNESS

BUYER

SEAL

Gordon John Boef

PRINT NAME

X

WITNESS

BUYER

SEAL

PRINT NAME

24. ACCEPTANCE: The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated

WITNESS

SELLER

SEAL

yr. 2015
Adrienne
Adrienne Lavro

PRINT NAME

WITNESS

SELLER

SEAL

Dean Richmond

PRINT NAME

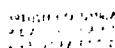
*PREC represents Personal Real Estate Corporation

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THE CANADIAN
BAR ASSOCIATION
Fédération Canadienne des Avocats

CONTRACT OF PURCHASE AND SALE ADDENDUM

MLS® NO.: 10101097

DATE: July 4, 2015

PAGE 5 of 6 PAGES

2020 Wilkinson Street Kelowna V1Y 3Z8
RE: ADDRESS
Plan KAS379, Sec 9, Lot 2, Township 26, LD 41 ODOY Together with an interest in the comm. prop.
LEGAL DESCRIPTION:
002-336-537
PID OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED July 4, 2015
MADE BETWEEN Gordon John Boef AS BUYER, AND
Adrienne Lavro Dean Richmond AS SELLER AND COVERING
THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

The following 5 subjects are for the sole benefit of the Buyers and will be removed on or before July 20, 2015

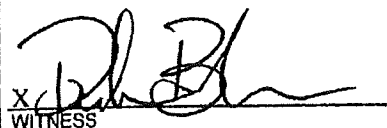
- 1] Approval of a home and/or pest inspection completed by a licensed inspector, at the Buyer's expense.
- 2] Approval of details of the title.
- 3] The Buyer being approved for financing.
- 4] The Buyer receiving suitable approval for house insurance.
- 5] The Property Disclosure signed by both parties forms part of this contract.

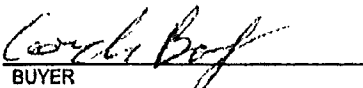
The Buyer is aware that:

- 1] The room sizes and square footage are approximate and should be verified if important.
- 2] To ensure all fencing/landscaping is within the property line he would need to find the property pins, which may require the services of a surveyor which the Buyer would be responsible to pay for.
- 3] There is no warranty on the appliances after possession date.
- 4] There is property transfer tax applicable (that the Buyer is responsible to pay) of 1% on the first \$200,000 and 2% on the balance, unless the Buyer is a first time buyer.

The Sellers will supply the Buyer with the following documents within 4 days of acceptance:

- 1] All summary pages of a title search.
- 2] The detailed tax notice.
- 3] A copy of the survey certificate if they have one.
- 4] Any/all documentation/permits or inspection information they have regarding all the additions to the home since they have owned it.

X 
WITNESS


BUYER

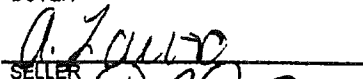
 Gordon John Boef
PRINT NAME

X 
WITNESS

BUYER


PRINT NAME

X 
WITNESS


SELLER

 Adrienne Lavro LAURO
PRINT NAME

X 
WITNESS


SELLER

 Dean Richmond
PRINT NAME

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THE CANADIAN
REAL ESTATE ASSOCIATION



THE CANADIAN
BAR ASSOCIATION

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PAGE 6 of 6 PAGES

MLS® NO: 10101097

DATE: July 4, 2015

V1Y 3Z8

2020 Wilkinson Street
RE: ADDRESS
Plan KAS379, Sec 9, Lot 2, Township 26, LD 41 ODOY Together with an interest in the comm. prop.
LEGAL DESCRIPTION:

002-336-537

PID

OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED July 4, 2015
MADE BETWEEN Gordon John Boef AS BUYER, AND
Adrienne Lavro Dean Richmond AS SELLER AND COVERING
THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

The Sellers agree to the following:

- 1) To ensure all floors, cabinets, bathroom and kitchen fixtures, appliances and surfaces throughout the home are well cleaned prior to possession.
- 2) To have any/all miscellaneous items and debris removed from the home, storage, garage and yard by possession date.
- 3) To meet with the Buyers at the house to explain the additions, furniture etc. This would be preferred at the time of inspection, if not, then it can be arranged through the realtors & their clients, before subject removal date.
- 4) To ensure all included appliances and mechanical are in the same working order as they were on inspection date.
- 5) Retain home/fire insurance up to and including completion.

To meet with the buyer at the house;
- one time only, on or after the inspection date with a minimum of 24 hours notice.
- This meeting is not to be regarded as an inspection report, nor as an engineer report, but rather as a home owner's story since they occupied their dwelling since 1993.

X WITNESS

BUYER

SEAL Gordon John Boef
PRINT NAME

X WITNESS

BUYER

SEAL
PRINT NAME

X WITNESS

SELLER

SEAL Adrienne Lavro
PRINT NAME

X WITNESS

SELLER

SEAL Dean Richmond
PRINT NAME

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**CONTRACT OF PURCHASE AND SALE
INFORMATION ABOUT THIS CONTRACT**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. **READ IT CAREFULLY.** The parties should ensure that everything that is agreed to is in writing.
2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
3. **COMPLETION:** (Clause 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:
 - (a) The Buyer pays the Purchase Price or down payment in trust to the Buyer's Lawyer or Notary (who should advise the Buyer of the exact amount required) several days before the Completion Date and the Buyer signs the documents.
 - (b) The Buyer's Lawyer or Notary prepares the documents and forwards them for signature to the Seller's Lawyer or Notary who returns the documents to the Buyer's Lawyer or Notary.
 - (c) The Buyer's Lawyer or Notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
 - (d) The Buyer's Lawyer or Notary releases the sale proceeds at the Buyer's Lawyer's or Notary's office.

Since the Seller is entitled to the Seller's proceeds on the Completion Date, and since the sequence described above takes a day or more, it is strongly recommended that the Buyer deposits the money and the signed documents **AT LEAST TWO DAYS** before the Completion Date, or at the request of the Conveyancer, and that the Seller delivers the signed transfer documents no later than the morning of the day before the Completion Date.

While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged **NOT** to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Clause 5) the Buyer should make arrangements through the real estate licensees for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually received the sale proceeds. Where residential tenants are involved, Buyers and Sellers should consult the *Residential Tenancy Act*.
5. **TITLE:** (Clause 9) It is up to the Buyer to satisfy the Buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the Property and any encumbrances which are staying on title before becoming legally bound. It is up to the Seller to specify in the Contract if there are any encumbrances, other than those listed in Clause 9, which are staying on title before becoming legally bound. If you as the Buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the Buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.
6. **CUSTOMARY COSTS:** (Clause 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller

Lawyer or Notary Fees and Expenses:
- attending to execution documents.
Costs of clearing title, including:
- discharge fees charged by encumbrance holders,
- prepayment penalties.
Real Estate Commission (plus GST).
Goods and Services Tax.



Costs to be Borne by the Buyer

Lawyer or Notary Fees and Expenses:
- searching title,
- investigating title,
- drafting documents.
Land Title Registration fees.
Survey Certificate (if required).
Costs of Mortgage, including:
- mortgage company's Lawyer/Notary.



- appraisal (if applicable)
- Land Title Registration fees.
Fire Insurance Premium.
Sales Tax (if applicable).
Property Transfer Tax.
Goods and Services Tax.

7. **RISK:** (Clause 16) The Buyer should arrange for insurance to be effective on the earlier of the Completion Date or the date the Seller receives the proceeds of sale, or the date the Seller vacates the property.
8. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves:
- a house or other building under construction - a lease - a business - an assignment
- other special circumstances (including the acquisition of land situated on a First Nations reserve)

Additional provisions, not contained in this form, may be needed, and professional advice should be obtained. A Property Disclosure Statement completed by the Seller may be available.

Listing Crossproperty Full

2020 Wilkinson Street, Kelowna, V1Y 3Z8

MLS® #: **10101097**

Zone: **Central Okanagan**

Status: **Active**

Sub Area: **SFS - Springfield/Spall**

PID: **002-336-537**

Price: **\$374,900**

Orig Price: **\$399,900**

ADOM: **32**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Duplex (Half)**
Style/Story: **Two Storey**

Year Built: **1955**
Yr Blt Dsc: **Subst Renv**
Shop/Den: **-/Yes**

Layout

Beds: **5**
Full Baths: **2**
Half Baths: **1**
En Suite: **5-PCE**
Ttl Baths: **3**

Finished Floor Area

Main: **1205**
Above Main: **1177**
Below Main:
Basement:
Total: **2382**

Lot Information

Frontage: **65.71**
Depth: **102.53**
Irregular: **Yes**
Acres: **0.175**
Wtr Frnt:
Wtr Infl:
View:

Parking

Prk Cov: **RV Park:**
Prk Uncov: **Add Prk:**
Prk Spcs: **Carport:**
Grg Opt:
Grg Dsc: **Other (See Remarks)**

Listing Information

List Date: **06/03/2015**
Exp Date:
Permit Pub: **Yes**
X List F#:
TC Length:
World Property: **Yes**

Hold Date:
Act Date: **06/05/2015**
P MLS.CA: **Yes**
X List C#:

Cncl Type:
Cncl Date:
Incl MLS.CA: **Yes**
Link List#:

Last Mod: **07/02/2015**
Sbj Rmv:
Incl Addr: **Yes**
Intr MLS#:

Features

Wood Stove: **No**
Rentals: **Yes**
Fireplace: **0**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Vinyl**
Water: **Municipal**
Fencing:
Pool Type:
Itms Not Inc: **Stacking washer and dryer in daycare area**
Equip/App: **Dishwasher, Refrigerator, Stove - Electric, Window Coverings**
Flooring: **Laminate**
Structures: **Shed**
Exterior Feat: **Fenced Yard, Private Yard**
Interior Feat: **Smoke Detector(s)**

Handicap Eq: **No**
B&B: **No**
Bsmt: **Crawl**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc: **Not Legal**
Heat/Cool: **Forced Air**
Fuel: **Natural Gas**
Outside Area:
Sewage: **Sewer**

Gated:
Pets: **Yes**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	12X12	Kitchen	L1	11X7	Dining Room	L1	9X5
Other	L1	13' 6"X9' 8"	Bedroom	L1	13X10	Bathroom - Half	L1	7' 6"X7
Kitchen	L1	15X13' 6"	Dining Room	L1	13X10	Living Room	L2	18X13' 6"
Bedroom	L2	12' 6"X9' 8"	Bedroom	L2	12' 6"X10' 4"	Bedroom	L2	14'6"X9
Den / Office	L2	9X6' 8"	Bathroom - Full	L2	8' 8"X5' 3"	Master Bedroom	L2	13' 6"X11
Ensuite - Full	L2	9X5						

Title

Title Held: **Freehold**
Assign Cont: **No**
Trades:
Terms Sale:
Poss:
Court Sale: **No**
Cont Dsc:
Title Form: **Strata**

Fract Int:

Legal/Tax

Native Res: **No**
LR Owner: **No**
Sell Discse:
Re-Zone:
Zone Typ:
Non-Fin Enc:
Seller Nm:
Legal Dsc: **Adrienne Lavro and Dean Richmond**

Survey: **Yes**
Spc Imprv:
Fin Stmtns:
Zone Code: **RU6**

Levies: **No Levies**
Imprv: **\$155,000.00**
Occupied By: **Seller**
Lnd Asmnt: **\$237,000.00**
Zone STyp:

Stat Tax: **Assessed**
Taxes: **\$2,795.00**
Tax Yr: **2015**
Ttl Asmnt: **\$392,000.00**

Phone:
Plan KAS379; Sec: 9; Lot: 2; Tnshp: 26; L.D.: 41 ODOY Together with an interest in the comm. prop.

Office Information

List Brk: **Royal LePage Kelowna**
List Rep: **Terry Courtney**
Co List Brk: **Royal LePage Kelowna**
Co List Rep: **Nicole Mesenbrink**
Comm: **3.5% on first 100,000.00 and 1.5% on the balance**

Phone: **250-860-1100**
Phone: **250-868-1988**
Phone: **250-860-1100**
Phone: **250-870-3572**

Remarks

Dtl Loc: **Springfield to Wilkinson**
Pub Rmks: **A RARE FIND! Family home with revenue potential, in central location for UNDER \$400,000.00! This home is a stone's throw away from Pacific Park, and Lindahl Community garden, not to mention Mill Bridge which grants easy access over the creek to all the amenities at Capri Shopping Center without having to navigate the busy streets. With over 2300 square feet and 4 bedrooms upstairs, there is room for everyone. The main floor was previously set up as a licensed in home daycare which could offer the opportunity to easily re-establish a thriving business,(see listing agent for details) or easily convert the space for use as an in-law suite. Either way, the countless opportunities this space offer should not be overlooked. A low maintenance, private fenced back yard, and well maintained, landscaped front yard complete the package and make it a must see!**

Rep Rmks: **Original Structure 1950-1955. Kitchen Addition at back/main done in 1996. 2nd floor addition in 1998 with final occupancy issued in 2002.**

Int Rmks: **A RARE FIND! Family home with revenue potential, in central location for UNDER \$400,000.00! This home is a stone's throw away from Pacific Park, and Lindahl Community garden, not to mention Mill Bridge which grants easy access over the creek to all the amenities at Capri Shopping Center without having to navigate the busy streets. With over 2300 square feet and 4 bedrooms upstairs, there is room for everyone. The main floor was previously set up as a licensed in home daycare which could offer the opportunity to easily re-establish a thriving business,(see listing agent for details) or easily convert the space for use as an in-law suite. Either way, the countless opportunities this space offer should not be overlooked. A low maintenance, private fenced back yard, and well maintained, landscaped front yard complete the package and make it a must see!**

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