



This Listing Information has been provided to you by:

ROYAL LEPAGE LOCATIONS WEST

484 Main St, Penticton, B.C.

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Address: 196 Wade Ave W	Unit: 404	MLS@: 163857	Current Price \$249,500
Area: Penticton	PC: V2A 1T6	Status: ACTIVE	Sale Price
Sub Area: PE Main North		Taxes: \$1,659	
Type: Apartment Unit		Zoning: C3	
		For Year: 2016	
Bedrooms: 2	Lot Acres:	Construction: Frame	Sale Date:
Bathrooms: 2	Lot Sqft:	Exterior: Stucco	
Ensuite: 1	Frontage:	Roof: Tar and Gravel	Possession:
Age:	Depth:	Foundation: Yes	Title: Strata
Year Built: 2005		Basement: None	
Remodeled: Partial		Bsmt Dev.: None	
Storeys: One Storey		Fireplaces: Other	
		Fin. FP:	R/I FP:

Fuel: Electric	Water: Municipal	Covered: 1
Heat: Baseboard	Sewer: Connected	Parking: Underground Garage

Room Sizes rounded to nearest ft					Complex:	Floors In Bldg:
Fin. Floor Area: 957		Unfin. Floor Area:			Laundry:	Units In Bldg:
Floors	Bsmt	Main	Above	Below	Monthly Fee: \$325.99	Units In Complex:
Total SqFt		957			Maint. Incl.: Bldg. Insurance, Caretaker, Hot Water, Management, Yard Maint.	
Living Room		12x10'6			Amenities: Admittance Intercom, Elevator, Secure Parking	
Dining Room		9x8'5			Legal Desc: PID 026-601-486 SL 18 DL 4 SDYD KAS 2973	
Kitchen		8'3x9'8			Equip Available: Air Conditioner, Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove,	
Master		10'5x14'6			Site Infl.: Central Location, Elevator, Public Tran. Nearby, Shopping Nearby	
Bedroom		11'6x9'7			Restrictions: Pets	
Bathroom		3pc			Restrictions Description: ONME DOG OR CAT ALLOWED	
Ensuite		4pc				

Top floor 2 bed, 2 bath north facing unit in the Stratford. Great location within the heart of the city close to all shopping amenities and just a few blocks to the Okanagan Lake. This unit offers an open floor plan and upgrades include newer flooring and paint. No age or rental restriction and one small pet is permitted. Bonus, this unit comes completely furnished ... a perfect investment property...tenant was paying 1550/month. This package includes 1 underground parking stall. Easy to show, quick possession available. All measurements approximate.

Listing Office: Royal LePage Locations West	Selling Office:
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