

## **HOME FOR SALE**

***In Westshore View Estates, Vernon, BC, Canada***

*This beautiful 19 year-old, 2000 sqft. home is situated on almost 1 acre, located in a cul de sac on a maintained, paved public road. Featuring 4 bedrooms, study, 1 ½ bathrooms, all kitchen appliances, passive solar gain, a toolshed, kitchen nook, cold-storage pantry and hottub, surrounded by beautiful stonework and garden paths with a breath-taking view.*

**Asking \$300,000 Cdn or \$200,000 US**

This house is a perfect year-round home or vacation home with nearby water sports, mountain biking, hiking, downhill and cross-country skiing, golf, and many other recreation activities for all ages.

This home will be available in September, 2002. To view this home, call David Freidman at (250) 545-4027 or at (205) 549-3666

### **Location**

Located at: 42 Crown Crescent, at the top of the ridge in Westshore View Estates.  
Mailing address: RR#7, Site 12A, C23, Vernon, B.C. V1T 7Z3.

Please call or email for an appointment and directions.

### **Features**

The house is 3-4 bedrooms and 1-2 study rooms, or "4 +" bedrooms, depending on how the spaces are used, 1 1/2 bathrooms, utility room, stove, fridge, freezer, dishwasher, barbecue, and a 2 year old excellent quality hot tub all included. There's a cold storage pantry room for canning and root crops just off the kitchen nook. There's a toolshed, terraced gardens and paths, and lots of stonework. Natural materials were used as much as possible; there's neither vinyl nor stucco. The place is unpretentious but warm and elegant. It is a unique "character" home.

The house is plumbed to a septic field, and is connected to a community water system. Property taxes for a resident-owner is \$626.00 per year; if the owner is a senior, taxes are \$350.00.

There are many year-round homes in the neighbourhood, and families with children. However, the lot is very private with no one else's home within view. It is a gorgeous house and property, with access to miles of hiking and mountain biking trails, and total peace and seclusion in behind the lot.

### **Other great amenities include:**

- lakes for boating & swimming (5 min. to Okanagan, 25 min. to Kalamalka)
- short drive to Fintry Provincial Park and Fintry Falls & Delta

- Bear Creek Provincial Park (20 minutes)
- Spallumcheen Golf Course (40 minutes)
- Silver Star Ski Resort (1 hour)
- Cross Country Skiing
- Mountain biking
- O'Keefe Ranch
- The great attractions in Vernon and surrounding areas

The house is designed for passive solar gain and is incredibly easy to heat in winter (baseboard electric with supplemental wood heat). It is architecturally-designed for beauty and functionality.

Possession date will be sometime in September. The asking price for this elegant and lovely home is \$300,000 Cdn or \$200,000 US, and will be available in September, 2002.

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