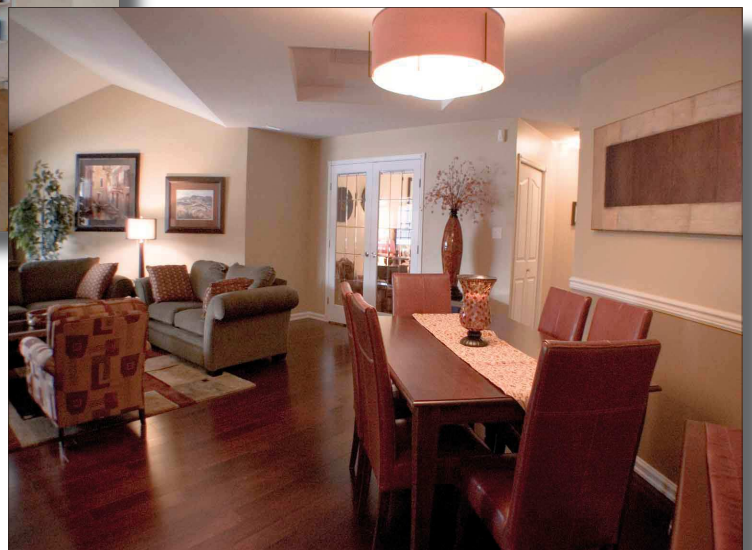


FAIRWAY VILLAGE - EXECUTIVE TOWNHOUSE OVERLOOKING THE PENTICTON GOLF COURSE



#241 - 805 COMOX ST

- **Completely remodelled**
- **Modern designer colors**
- **Flowing floorplan**
- **Generous room sizes**
- **Sought-after location**
- **Ample storage and parking**

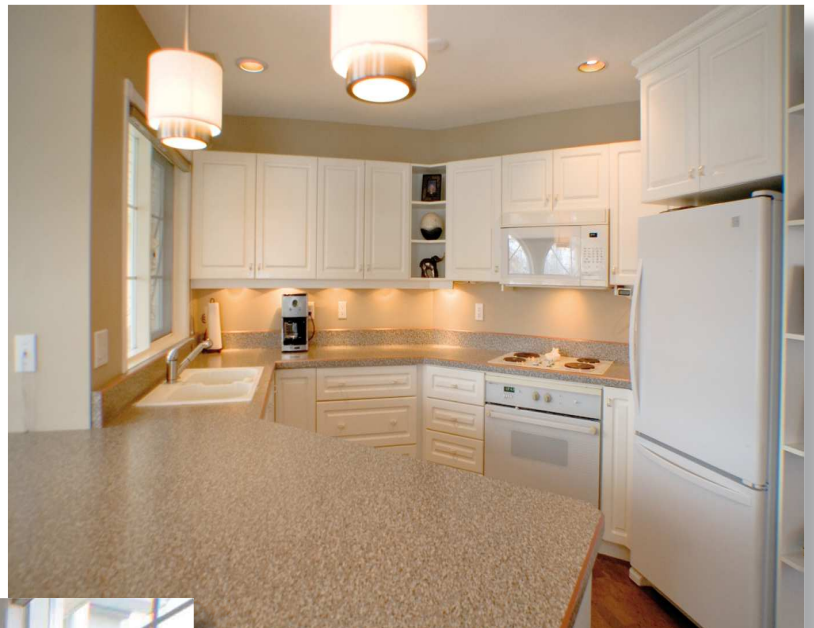


MIKE INGRAHAM
JACLYN KINRADE

ROYAL LePAGE
250-493-2244

THINGS YOU SHOULD KNOW...

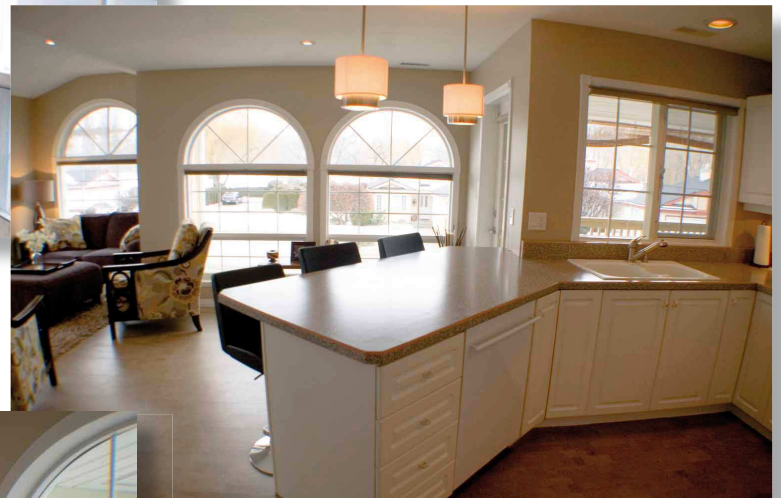
- Total of 1570 sq.ft.
- Two spacious bedrooms
- Two full bathrooms
- Walking distance to shopping, Okanagan Lake, South Okanagan Events Centre and Community Centre
- No age limit, rentals are permitted, one cat or small dog allowed



New fridge with bottom-mount freezer and new Blomberg European dishwasher
Large walk-in pantry off kitchen



Family room off kitchen with built-in TV hutch



Step out of the kitchen onto a 20' covered deck that faces west and has a gas BBQ outlet



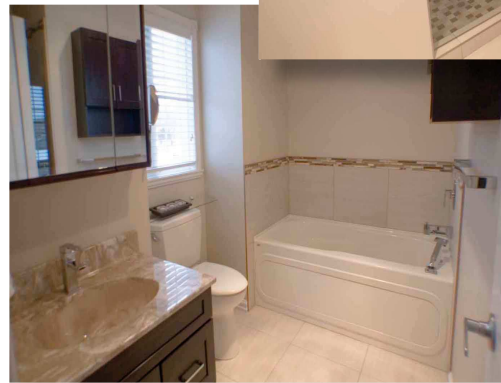


Living room with vaulted ceiling and gas fireplace

\$28,270 IN UPGRADES

- Cherry hardwood on staircase, living room, dining room and guest bedroom
- Modern cork flooring in kitchen, family room and walk-in pantry
- Updated light fixtures throughout
- Professionally painted throughout with modern designer colours
- New tile entry
- Master ensuite has been completely remodelled with new vanity, high-end fixtures, soaker tub and tile shower
- Main bathroom has a new glass shower door, toilet, sink and high-end fixtures
- Custom blinds in family room, kitchen and master bedroom

* Note: Dining room light fixture and the drapes in living room and master bedroom are excluded



Enclosed north facing deck, currently set up as an office
Cherry armoire shown is included

THERE'S MORE.....

- Large attic storage has drop-down ladder
- Generous laundry room with built-in cupboards
- Built-in vacuum, security system
- Single carport and additional designated stall beside
- Storage unit in carport

Compliments Of:

Jaclyn Kinrade and Mike Ingraham
(250) 493-2244 or (250) 493-2244

Royal Lepage Locations West
(250) 493-2244



Address: **241 - 805 Comox Street**
 Area: **Penticton**
 Sub Area: **PE Main North**
 Type: **Townhouse**
 Price: **\$417,500** MLS®: **141148**
 Taxes: **\$2,918 (2012)** Status: **ACTIVE**
 Frontage: Acres:
 Depth: Sqft:
 Bedrooms: **2** Age/YrBl: **1992**
 Bathrooms: **2** Basement: **None**
 Ensuite: **1** Zoning: **RM1**
 Title: **Freehold, Strata** Possession:

Storeys: **One Storey**
 Construction: **Frame**
 Exterior: **Stucco and Siding**
 Roof: **Shake/Wood Shingle**
 Foundation: **Yes**
 Bsmt Devel.:
 Fuel: **Natural Gas**
 Heat: **Forced air**
 Water: **Municipal**
 Sewer: **Connected**
 Covered Parking: **1**
 Parking: **Carport Only**

Remodeled: **Yes**
 Fireplaces: **Gas**
 Fin. Fireplaces: **1**
 R/I Fireplaces: **1**
 Complex: **Fairway Village**
 Laundry: **In Unit**
 Maint. Charge: **\$231.48**



Scan with a QR reader on your smartphone for video, pictures and details.
(Free download)

Legal: **SL 21 STRATA PLAN K801 DL 366 SDYD PID 017-950-147**
 Maintenance Incl: **Management, Snow Removal, Yard Maint.**
 Amenities:
 Equip Available: **Air Conditioner, Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove, Vacuum Built-in, Washer**
 Site Influences: **Golf Nearby, Mountain View, Park Setting, Quiet Area, Recreation Nearby**

Mortgage Info:

Floors	Bsmt	Main	Above	Below	Floors	Bsmt	Main	Above	Below
Living Room		14x13			Den/Office		11x10		
Dining Room		11x9			Bathroom		3pc		
Kitchen		11x9			Ensuite		4pc		
Family Room		12x10							
Pantry		6x6							
Master Bedroom		14'3x14							
Bedroom		14x10'6							

Fin Floor Area: **1,570** Main: **1,570** Basement:
 Unfin. Floor: Above Main: Below:

Listing Office: **Royal Lepage Locations West**

Purchased in late 2011, this executive townhome has been completely transformed (seller is being transferred). Absolutely unique corner location in prestigious Fairway Village overlooking the Penticton golf course. 2 bedrooms, 2 bathrooms with generous room sizes for a total of 1570 sq.ft. New cherry hardwood flooring in the living room, dining room and staircase. Modern cork flooring in the kitchen, adjoining family room, walk-in pantry. Updated light fixtures and window coverings. New fridge and dishwasher. Professionally painted throughout with modern designer colours. 20' covered west-facing deck off the kitchen with gas BBQ outlet. The ensuite has been completely renovated with a new tile shower, soaker tub and quality fixtures. Enclosed north-facing deck makes a perfect office space. Usable attic with drop-down ladder provides tons of storage. Central air, built-in vac, single carport with storage unit and second parking space. Reno receipts on file.