

**Residential Flyer - 08/02/2020****MLS® #: 10212424****Price: \$3,150,000****000 Sickle Point, Kaleden, V0H 1K0****IB - Interior B.C.**

Opportunity for a spectacular 4.811 acre parcel of vacant lakefront land, known as Sickle Point. This property is located along the shoreline of Skaha Lake in Kaleden, just 16 km's south of Penticton. The property truly qualifies as trophy real estate and showcases a large premium sandy beach and marsh/wetlands. The quantity and quality of the lake frontage is extraordinary for residential/recreational parcels in the BC interior, and especially rare for parcels located within the South Okanagan. There are few significant physical or functional limitations inherent in the property, other than the environmentally sensitive areas along the waterfront and riparian

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Community Water User's Utility
Garage:		Sewage:	No Sewage Disposal
Covered:		Taxes:	\$5,887.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	4.81
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann

**Residential Flyer - 08/02/2020****MLS® #: 10202105****Price: \$118,800****#28 2481 Squilax - Anglemont Road, Lee Creek, V0E 1M4****NS - North Shuswap**

Stunning lake view lot close to amenities / services. This 2 acre + lot already has a 200 amp service along with water and septic placed. Build your dream home, and enjoy all that the Shuswap has to offer. Whisper mountain is close to local beaches, boating/marinas, restaurants, world class golfing and our famous yearly salmon run! All within a five minute drive. The privacy and view is amazing, all without having to live far away from the necessities. . Only 45 min from Kamloops city center. The property has a small cabin with one bed and bathroom on it no kitchen but could work as a great guest bedroom. Take advantage of this rare opportunity today.

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **Co-operative**Sewage: **Septic**Taxes: **\$700.00**Fin Sq Ft: **0**Acres: **2.12****Presented By: Jason Neumann**

**Residential Flyer - 08/02/2020****MLS® #: 10204740****Price: \$420,000****45 Johnson Way, Revelstoke, V0E 2S0****RV - Revelstoke**

Tidy and well kept, this double wide, 2 bedroom, 2 bath home has been well cared for. A large living room with vaulted ceilings and a propane gas fire insert leads to a roomy kitchen with cherry wood cabinets, a custom hemlock bar and new fridge and stove in 2019. Additional space off the kitchen could be used for a home office or family/toy room. The large master bedroom has a walk in closet and a soaker jetted tub in the adjacent en suite. New paint through out almost the entire home. A new 25 year roof was installed in 2017. New hot water tank and new exterior doors in 2018. Call realtor today!

Type:	Single Family Residential	Basement:	
Year Built:	2000	Heat/Cool:	
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:		Sewage:	Sewer
Covered:		Taxes:	\$2,649.35
Beds:	2	Fin Sq Ft:	1,456
Full Baths:	2	Acres:	0.10
Half Baths:	0		
En Suite:	3-PCE		
Equip/Apppl:	Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings		

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	24'5X12	Dining Room	L1	9'X12'
Kitchen	L1	12'5X12'	Family Room	L1	12'X10'
Master Bedroom	L1	12'X14'	Bedroom	L1	9X10'5
Ensuite - Full	L1	12'X9'	Bathroom - Full	L1	8X5'5
Laundry	L1	9X8	Hall	L1	3X18

Presented By: Jason Neumann

**Residential Flyer - 08/02/2020****MLS® #: 10204517****Price: \$169,900****811 17Th Street Se, Salmon Arm, V1E 2Z7****SESA - SE Salmon Arm**

Who said they don't make large lots in town anymore??? Checkout this amazing 1.055 acre lot, fully service with private setting right in town. This large lot has mature trees and a private setting with plenty of room for a detached shop or cottage house. R8 zoning allows for secondary suite. This is an ideal location for a family home or if you are looking for a lot with a whole lot of room. Subject to court approval. Call Colin for all the info @ 250-253-7280.

Type:	Lots and Acreages	Basement:	
Year Built:		Heat/Cool:	
Dsc Yr Blt:		Water:	Municipal
Garage:		Sewage:	Sewer
Covered:		Taxes:	\$0.00
Beds:		Fin Sq Ft:	0
Full Baths:		Acres:	1.06
Half Baths:			
En Suite:			
Equip/Apl:			

Presented By: Jason Neumann

**Residential Flyer - 08/02/2020****MLS® #: 10212213****Price: \$248,000****#5 5211 Trans Canada Highway, Tappen, V0E 2X3****TS - Tappen / Sunnybrae**

2016 Townhouse on the Shuswap Lake waterfront in Tappen. Beach Grove Properties with low strata fees of \$127.00 per month. Fabulous views. QUICK POSSESSION AVAILABLE! Move-In READY! Pride of ownership. Grade Level entry 3 bedroom, 2 Baths, Affordable functional & well designed unit, perfect for an investment/Rental as Salmon Arm has next to none vacancy rate, Bright modern kitchen, Large Dining room, living room, huge windows for natural light to shine in, loft style master bedroom with own ensuite, Laminate flooring, Freshly painted, Geothermal heating, Own extra Storage and so much more. Taxes \$ 1,149.00 for 2020 with NO Grants. Great

Type: **Strata**Year Built: **2016**Dsc Yr Blt: **Actual**

Garage:

Covered:

Beds: **3**Full Baths: **2**Half Baths: **0**En Suite: **4-PCE**

Equip/Apl:

Basement: **Grade Level Entry**Heat/Cool: **Geothermal**Water: **Private Utility**Sewage: **Septic**Taxes: **\$1,149.09**Fin Sq Ft: **1,156**

Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	11'X12'6	Dining Room	L1	8'X13'
Living Room	L1	13'3X15'	Bedroom	L1	8'11X8'11
Bedroom	L1	11'3X8'11	Bathroom - Full	L1	7'4X9'1
Ensuite - Full	L1	4'10X9'4	Master Bedroom	L2	12'9X13'6
Other	L2	7'11X12'			

Presented By: Jason Neumann

**Residential Flyer - 08/02/2020****MLS® #: 10207567****Price: \$825,000****3937 Settle Road, White Lake, V0E 2W1****TS - Tappen / Sunnybrae**

If you love to fish, this White Lake property may be just what you are looking for! Located on one of the best fishing lakes BC has to offer, this custom built home with over 100 feet of frontage on White Lake and offers so much potential. Featuring spacious 2,000 square foot main floor with open living area, large view windows, high ceilings, log beams, 2 main floor bedrooms plus upstairs master suite (unfinished). Two lower levels with large rec room and storage/workshop. Private 0.72 acre property is part of bare land strata. Court Ordered Sale.

Type:	Single Family Residential	Basement:	Full
Year Built:	2007	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Shallow Well
Garage:		Sewage:	Septic
Covered:		Taxes:	\$2,876.00
Beds:	3	Fin Sq Ft:	2,724
Full Baths:	1	Acres:	0.72
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	14X12	Kitchen	L1	15X12
Dining Room	L1	13X15	Family Room	L1	12X15
Foyer	L1	8X12	Laundry	L1	7X6
Den / Office	L1	9X9	Bedroom	L1	11X10
Bedroom	L1	10X10	Bathroom - Full	L1	
Master Bedroom	L2	15X14	Rec Room	B	45X22

Presented By: Jason Neumann