

JASON NEUMANN

"Your Okanagan Connection"

C 250.808.7700

O 778.484.2100

C21Guy@Telus.net

C21Agent.ca



Residential Flyer - 08/30/2019



MLS® #: 10172870

Price: \$59,000

2603 Centennial Drive, Blind Bay, V0E 1H1

BB - Blind Bay

Great building lot in central Blind Bay. Lightly wooded, lakeview lot, gently sloping all useable. Walking distance to Shuswap Lake. Golfing & shopping nearby. Court Ordered Sale

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Private Utility**

Sewage: **Septic Permit Required**

Taxes: **\$265.00**

Fin Sq Ft: **0**

Acres: **0.24**

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10189645****Price: \$119,900****#39 1250 Hillside Avenue, Chase, V0E 1M0****CH - Chase**

Spacious 3 bedroom mobile home in Chase located in a nice park close to Chase amenities and Little Shuswap waterfront. This property has a open floor plan with vaulted ceilings in the main area of the home. There is a 4 piece bathroom for the 2 guest bedrooms and a 4 piece master ensuite. The home also features a separate laundry room. All offers must include a Schedule A. Seller does not guarantee correctness of Serial Number, CSA number or PPSA number. It is the Buyer's responsibility to verify and confirm.

Type: **Manufactured Home**Year Built: **2008**Dsc Yr Blt: **Actual**

Garage:

Covered:

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

Equip/Apl:

Basement:

Heat/Cool: **Forced Air**Water: **Municipal**Sewage: **Sewer**Taxes: **\$992.00**Fin Sq Ft: **1,216**

Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Nook	L1	5X7	Living Room	L1	16X17
Bedroom	L1	11X10'	Bedroom	L1	10X11'
Bathroom - Full	L1	5'X7'	Kitchen	L1	15'X8'
Dining Room	L1	10X10	Laundry	L1	5X7
Master Bedroom	L1	15X13	Ensuite - Full	L1	8'X10'

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10185319****Price: \$349,900****315 Birch Street, Chase, V0E 1M0****CH - Chase**

Need a little bit more space for the family? Here is over 3,000 sq.ft. for you. Home is a 2000-double wide mobile on a full basement, which needs just the finishing touches. Upstairs you have 3 bdrms, laundry, nice sized livingroom and bright sunroom. Please allow 24 hours notice. Schedule A applies. Measurements are approximate and need to be verified by buyer if deemed important.

Type: **Single Family Residential**
Year Built: **1999**
Dsc Yr Blt: **Actual**
Garage:
Covered:
Beds: **5**
Full Baths: **3**
Half Baths: **0**
En Suite: **3-PCE**
Equip/Apl:

Basement: **Full**
Heat/Cool: **Forced Air**
Water: **Municipal**
Sewage: **Sewer**
Taxes: **\$2,923.00**
Fin Sq Ft: **3,216**
Acres: **0.18**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	13'5X19'1	Dining Room	L1	11'8X12'1
Kitchen	L1	9X13'10	Master Bedroom	L1	13'5X13'1
Bedroom	L1	8'10X12'9	Bedroom	L1	10'7X10'1
Nook	L1	7'2X11'2	Bedroom	B	12'6X9'9
Bedroom	B	16'6X12'6	Family Room	B	23'9X31'7
Games Room	B	9'3X10	Cold Room	B	14'3X3'6
Bathroom - Full	L1		Ensuite - Full	L1	
Bathroom - Full	B		Sunroom	L1	22X12

Presented By: Jason Neumann



Residential Flyer - 08/30/2019



MLS® #: 10182809

Price: \$84,400

- Lot 1 - Lot 11 Hwy 3 Highway, Greenwood, V0H 1J0

OA - Outside Board Area

A creek runs through this property, could be a Hobby Farm or build a Village, or your very own home. Thirteen titles, on the original townsite of Boundary Falls. Easy Highway 3 access close to Boundary Creek, this parcel has great potential, various titles ranging in size. Offers subject to court approval

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water: **No Water Supply**

Sewage: **No Sewage Disposal**

Taxes: **\$28.00**

Fin Sq Ft: **0**

Acres: **4.78**

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10177645****Price: \$500,000****2032 Sifton Avenue, Kamloops, V1S 1A9****OA - Outside Board Area**

FORECLOSURE 4-bedroom, 3-bathroom, 2800+ sq.ft. four-level split home on a corner lot in Aberdeen w/ basement in-law suite. Perfect for Families - close to parks, schools, recreation facilities, stores, OR for Investors - opportunity to own in a highly desirable area less than 10-min from TRU. Main living area has expansive living room w/ wood finished vaulted ceiling, a gorgeous gas fireplace and a panoramic mountain view, updated kitchen w/ island that opens up into dining area, and french doors that open to patio. The curved wood staircase takes you up to the large master bedroom w/ walk-in closet and ensuite. 2 more bedrooms and the main bath

Type:	Single Family Residential	Basement:	Full
Year Built:	1978	Heat/Cool:	Central Air, Forced Air
Dsc Yr Blt:	Actual	Water:	Municipal
Garage:	Attached	Sewage:	Sewer
Covered:	2	Taxes:	\$3,832.00
Beds:	4	Fin Sq Ft:	2,717
Full Baths:	3	Acres:	0.16
Half Baths:	0		
En Suite:	3-PCE		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L2	13'X12'9"	Dining Room	L2	13'X9'1"
Living Room	L2	21'X25'	Family Room	L1	16'X14'
Laundry	L1	6'X6'	Master Bedroom	L3	16'10"X13'
Bedroom	L3	13'X13'	Bedroom	L3	10'X12'6"
Ensuite - Full	L3	11'6"X6'6"	Bathroom - Full	L3	7'X8'6"
Bathroom - Full	L1		Kitchen	B	9'X9'10"
Living Room	B	9'X10'	Storage	B	5'X6'
Entry	L1	5'X14'	Bedroom	B	13'6"X11'

JASON NEUMANN

"Your Okanagan Connection"

C 250.808.7700

O 778.484.2100

C21Guy@Telus.net

C21Agent.ca



Residential Flyer - 08/30/2019

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10175511****Price: \$1,195,000****1781 Mt Begbie Road, Revelstoke, V0E 3K0****RV - Revelstoke**

You deserve the lifestyle that this unique, quality custom built Fir Log home offers from the private, tranquil 10 acre setting overlooking the majestic Columbia mountains. Be at peace and part of nature enjoying wild mushrooms, huckleberries & unsurpassed privacy while knowing as you gaze across the valley that you are just minutes from an International Resort with the Xcountry & Bike trails just outside your door. A bright, quality 3 bedrooms, 2.5 bath log home with custom Birch cabinets and flooring. A double garage with a guest room above the garage and if that isn't enough the zoning allows for a secondary dwelling. Just 10 minutes to town, do yourself

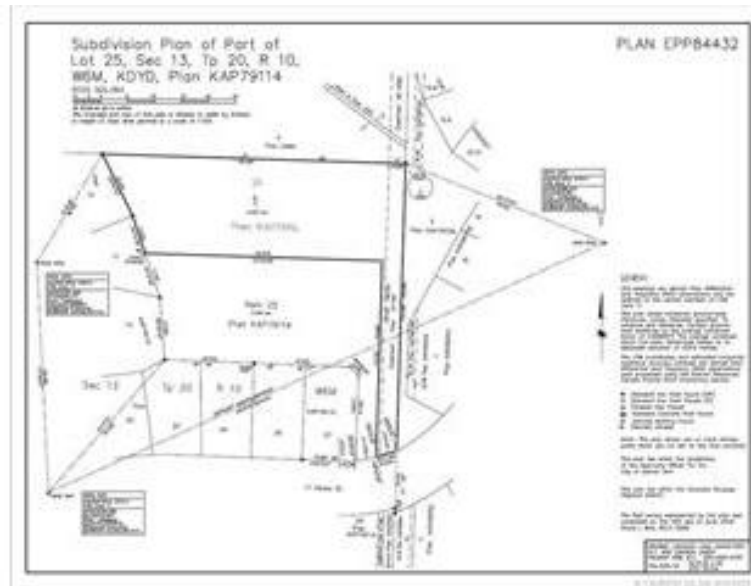
Type:	Single Family Residential	Basement:	Full
Year Built:	1983	Heat/Cool:	Forced Air
Dsc Yr Blt:	Approximate	Water:	Well
Garage:	Detached	Sewage:	Septic
Covered:	3	Taxes:	\$3,073.00
Beds:	3	Fin Sq Ft:	2,577
Full Baths:	2	Acres:	10.00
Half Baths:	1		
En Suite:	2-PCE		
Equip/Apppl:	Dishwasher, Dryer, 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	16'6"X18'4"	Dining Room	L1	9'6"X12'
Kitchen	L1	9'6"X12'6"	Family Room	L1	8'X12'6"
Master Bedroom	L2	18'10"X12'2"	Ensuite - Half	L2	8'X5'
Bedroom	L2	11'6"X11'1"	Bedroom	L2	11'7"X9'8"
Bathroom - Full	L1	14'2"X7'6"	Bathroom - Full	B	17'X9'
Den / Office	B	13'X12'	Utility	B	13'X32'

Presented By: Jason Neumann



Residential Flyer - 08/30/2019



MLS® #: 10182814

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**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **Sewer**

Taxes: **\$0.00**

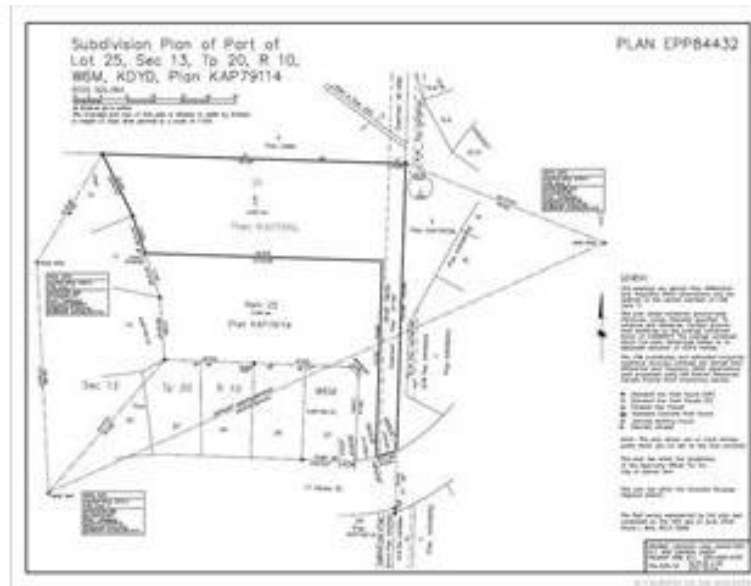
Fin Sq Ft: **0**

Acres: **1.06**

Presented By: Jason Neumann



Residential Flyer - 08/30/2019



MLS® #: 10182810

Price: \$169,900

821 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 .865 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**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **Municipal**

Sewage: **Sewer**

Taxes: **\$0.00**

Fin Sq Ft: **0**

Acres: **0.87**

Presented By: Jason Neumann



Residential Flyer - 08/30/2019



MLS® #: 10162105

Price: \$28,000

#Site 17 1055 Blueberry Road, Seymour Arm, V0E 2V2

SL - Shus./Anstey/Sey.

Spacious Lakeview lot in Dasnier Bay. Looking for that recreational getaway spot? Then look no further! RV use allowed prior to building in this off grid location. Enjoy easy access to the back country, quadding, fishing, boating and snowmobiling.

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Apl:

Basement:

Heat/Cool:

Water: **No Water Supply**

Sewage: **Septic Permit Required**

Taxes: **\$107.00**

Fin Sq Ft: **0**

Acres: **0.62**

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10173631****Price: \$39,000****#15 8800 Seymour Arm Main Road, Seymour Arm, V0E 2V2****SL - Shus./Anstey/Sey.**

Well Kept cabin located on Fowler Point Shuswap Lake. 2 bedroom 1 bath cabin has loft, separate bunkhouse. Off grid. On nice sandy beach. All measurements approx. Court ordered sale subject to court approval. This is a fractional interest only. You are not purchasing the whole property!

Type:	Recreation	Basement:	
Year Built:	1970	Heat/Cool:	
Dsc Yr Blt:	Unknown/Mixed	Water:	Community Water User's Utility
Garage:		Sewage:	Septic
Covered:		Taxes:	\$501.00
Beds:	2	Fin Sq Ft:	700
Full Baths:	1	Acres:	0.25
Half Baths:	0		
En Suite:	No Ensuite Bathrooms		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	12X18	Kitchen	L1	12X14
Master Bedroom	L1	12X10	Bedroom	L1	12X10
Bathroom - Full	L1	6X7			

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10188067****Price: \$224,888****4025 Finucane-Rokosh Road, Malakwa, V0E 2J0****SM - Sicamous**

Great holding property. Home needs some TLC & is being sold in an as is where is condition. Near Shuswap Lake, snowmobile trails, golfing, fishing etc. Nice barn & shed too! All this on .43 of an acre.

Type:	Single Family Residential	Basement:	Half
Year Built:	1994	Heat/Cool:	
Dsc Yr Blt:	Approximate	Water:	Other (See Remarks)
Garage:	Workshop	Sewage:	Other (See Remarks)
Covered:		Taxes:	\$0.00
Beds:	3	Fin Sq Ft:	2,217
Full Baths:	1	Acres:	0.43
Half Baths:	1		
En Suite:	No Ensuite Bathrooms		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	11'6X12	Dining Room	L1	12'5X11'6
Master Bedroom	L1	13'4X11'4	Bedroom	L1	8'6X8
Bedroom	L1	11'2X14	Bathroom - Full	L1	6' 5X8' 1
Bathroom - Half	L1	3' 6X7' 9	Living Room	L1	18' 5X13' 3
Family Room	L1	18'6X13'3	Deck	L1	8X24
Laundry	L1	10X9'8	Foyer	L1	3X4
Rec Room	B	12X5	Utility	B	8X8

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10179918****Price: \$414,900****#606 326 Mara Lake Lane, Sicamous, V0E 2V1****SM - Sicamous**

This fantastic 6th floor, 1,232 sf condo in Legacy offers an incredible view over Mara Lake includes a boat slip in the deep-water dock & 2 secure parking stalls in the heated underground parkade. This steel & concrete built 7-storey building continues as favorite place to enjoy everything the Shuswap has to offer. Amenities include large pool & deck, kiddie-pool, gym & two guest rooms available for a nominal fee should you have any over-flow guests. The pride of the full time on-site managers shows throughout the building & grounds. West facing over Mara Lake there are 2 master bedrooms with ensuites & each with access onto the balcony which is partially

Type: **Strata**
Year Built: **2009**
Dsc Yr Blt: **Actual**
Garage: **Underground**
Covered: **2**
Beds: **2**
Full Baths: **2**
Half Baths: **1**
En Suite: **More than One**
Equip/Appl:

Basement:
Heat/Cool: **Geothermal**
Water: **Municipal**
Sewage: **Sewer**
Taxes: **\$7,290.00**
Fin Sq Ft: **1,232**
Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	11'3X13	Living Room	L1	11X2
Master Bedroom	L1	11X10'10	Ensuite - Full	L1	8'X8
Master Bedroom	L1	11X10'10	Ensuite - Full	L1	8'2X5
Den / Office	L1	9'6X9	Bathroom - Half	L1	6'3X5'5
Dining Room	L1	6'3X6'7	Other	L1	4'10X4'9
Other	L1	5'8X8'3	Deck	L1	

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10185372****Price: \$522,900****#704 326 Mara Lake Lane, Sicamous, V0E 2V1****SM - Sicamous**

Luxurious Penthouse Suite with 1380 SqFt, 3 Large Bedrooms and Panoramic Views of Mara Lake!
A lot to love at the Legacy, with it's contemporary architecture set on the shores of Mara Lake in the Shuswap. This well kept 3 Bed, 2 full bath penthouse suite features remarkable views facing the lake and all the modern touches you desire; A view from every window, 500 sqft of patio space, granite tops, and other stylish features to captivate you. Building amenities include common area patio, large pool, indoor gym, secured/heated underground parking, deep water marina, 400 feet of sandy beach & two guest rooms for overflow space available to extra guests

Type: **Strata**
Year Built: **2009**
Dsc Yr Blt: **Approximate**
Garage: **Parkade, Underground**
Covered: **2**
Beds: **3**
Full Baths: **2**
Half Baths: **0**
En Suite: **No Ensuite Bathrooms**
Equip/Appl:

Basement:
Heat/Cool: **Central Air, Geothermal**
Water: **Municipal**
Sewage: **Sewer**
Taxes: **\$11,600.00**
Fin Sq Ft: **1,380**
Acres:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bathroom - Full	L1	8'4X6	Bedroom	L1	13'7X11'7
Other	L1	6'2X7'5	Bathroom - Full	L1	11X9
Bedroom	L1	14X10'4	Master Bedroom	L1	14X12'9
Living Room	L1	18'6X13	Kitchen	L1	13'5X19

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10173058****Price: \$950,000****500 Old Spallumcheen Road, Sicamous, V0E 2V0****SM - Sicamous**

23.7 Acres overlooking the City of Sicamous, this property offers stunning views of both Shuswap & Mara Lake along with the Town of Sicamous. Property is serviced including paved road and has a comprehensive development approval in place for strata multi-family. All offers are subject to Court approval.

Type: **Lots and Acreages**

Year Built:

Dsc Yr Blt:

Garage:

Covered:

Beds:

Full Baths:

Half Baths:

En Suite:

Equip/Appl:

Basement:

Heat/Cool:

Water:

Municipal

Sewage:

No Sewage Disposal, Sewer Not Cor

Taxes:

\$6,061.00

Fin Sq Ft:

0

Acres:

23.70**Presented By: Jason Neumann**

**Residential Flyer - 08/30/2019****MLS® #: 10190761****Price: \$329,900****1408 London Lane, Sorrento, V0E 2W1****SO - Sorrento****Busy custom Auto Body shop on 1.33 acres that also has living quarters on it. Court ordered sale**

Type:	Single Family Residential	Basement:	Crawl
Year Built:	1978	Heat/Cool:	Electric Baseboards, Space Heater
Dsc Yr Blt:	Approximate	Water:	Well
Garage:		Sewage:	Septic
Covered:		Taxes:	\$2,241.00
Beds:	3	Fin Sq Ft:	1,600
Full Baths:	2	Acres:	1.33
Half Baths:	0		
En Suite:	4-PCE		
Equip/Appl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	19X13	Kitchen	L1	9X8
Master Bedroom	L2	19X12	Ensuite - Full	L1	
Bathroom - Full	L1		Bedroom	L1	
Bedroom	L1				

Presented By: Jason Neumann

**Residential Flyer - 08/30/2019****MLS® #: 10186662****Price: \$469,900****2621 Salmon River Road, Salmon Arm, V1E 4M1****SWSA - SW Salmon Arm**

Private 18.88 acres with a three bedroom, 1680 square foot home with a full basement which would be easy to finish. Enjoy the peace and quiet and the great valley views from the front deck. Listed below assessed value. No speculation tax.

Type: **Single Family Residential**Year Built: **1999**Dsc Yr Blt: **Approximate**

Garage:

Covered:

Beds: **3**Full Baths: **1**Half Baths: **1**En Suite: **4-PCE**

Equip/Apl:

Basement: **Full**

Heat/Cool:

Water: **Well**Sewage: **Septic**Taxes: **\$2,825.00**Fin Sq Ft: **1,684**Acres: **18.88**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	L1	32X21	Dining Room	L1	17X15
Kitchen	L1	20X15	Master Bedroom	L2	21X15
Bathroom - Half	L1	4'8X3	Ensuite - Full	L2	10X10
Laundry	B	15X15	Bedroom	B	12X10
Bedroom	B	13X12			

Presented By: Jason Neumann