
		<b>3425 MCKELLAR ROAD</b>				
		Area	<b>Central Okanagan</b>	Status	<b>Active</b>	
		Sub Area	<b>GA - Glenrosa</b>	Possession		
		Type	<b>Single Family</b>	Title	<b>Freehold</b>	
		Storeys	<b>One and a half</b>	List Price	<b>\$499,900</b>	
		Taxes	<b>\$3,905 (2016)</b>	Price Sold		
		MLS®	<b>10141923</b>	Date Sold		
		Age				
Year Blt	<b>1976</b>					
Zoning	<b>RU4</b>					
<b>INTERIOR</b>		<b>EXTERIOR</b>		<b>SERVICES</b>		
Bedrooms	<b>4</b>	Exterior Finish	<b>Wood Siding</b>	Heat	<b>Forced Air</b>	
Bathrooms	<b>3</b>	Construction	<b>Frame - Wood</b>	Fuel	<b>Electricity</b>	
Ensuite	<b>4</b>	Roof	<b>Asphalt/Fibreglass Shingles</b>	Water	<b>Well</b>	
Remodelled		Foundation	<b>Concrete</b>	Sewer	<b>Septic</b>	
Fireplace Types		Basement				
Fin./Roughed-In		Basement Devel				
<b>ROOMS (SqFt Finished: 2,104 )</b>				<b>EXTERIOR FEATURES</b>		
	Bsmt	Main	Above	Other		
Totals Sqft		<b>1,482</b>	<b>622</b>		Lot Width <b>240</b>	
Entrance					Lot Depth <b>643</b>	
Living Room		<b>14'0x21'0</b>			Lot Area (sqft) <b>153,331</b>	
Dining Room					Lot Size (acres) <b>3.52</b>	
Kitchen		<b>21'0x12'0</b>			Parking	
Master Bdrm			<b>17'0x16'0</b>		Covered	
Bathroom		<b>3pc</b>			Pool Type	
Family Room		<b>18'0x14'0</b>			Site Influences	
Bedroom		<b>12'0x10'0</b>	<b>14'0x17'0</b>		<b>Central Location, Paved Roads, Public Transit Nearby, Flat Site, Private Setting, Rural Setting, Easy Access</b>	
Bedroom		<b>15'0x10'0</b>			Water Influence	
Bathroom		<b>3pc</b>			Equip Included	
Laundry Rm		<b>11'9x10'0</b>			Restrictions	
Den			<b>7'5x13'0</b>			
Ensuite			<b>4pc</b>			
					<b>LEGAL &amp; MORTGAGE</b>	
					Legal	<b>Lot 10 District Lot 3483 ODYD Plan 20882</b>
					PID Number	<b>001-779-443</b>
					Mortgage	
					Balance	
					Monthly Pymt	
					Interest Rate	
					Due Date	
					Mortgagee	
<b>Foreclosure, needs TLC , main home built in 1976 then additions added on in 1979 with an addition in 1996 Listed By: RE/MAX Kelowna</b>						

			<b>222 MARA LAKE</b>			
Area	<b>Shuswap / Revelstoke</b>	Status	<b>Active</b>			
Sub Area	<b>SM - Sicamous</b>	Possession				
MLS®	<b>10141859</b>	List Price	<b>\$1,849,000</b>			
Type	<b>Lots/Acreage</b>	Sale Price				
Land Type		Date Sold				
Land Use						
Taxes	<b>\$19,123 (2017)</b>					
Zoning	<b>CDZ12-CMR1</b>					
Title	<b>Freehold</b>					
<b>LOT FEATURES</b>						
# of Parcels		Connection Chrg				
Lot Width (ft)		Electricity				
Lot Depth (ft)		Water	<b>Municipal</b>			
Lot Area (sqft)	<b>111,949</b>	Sewer	<b>Sewer Not Connected</b>			
Lot Area (acres)	<b>2.57</b>	Road				
Restrictions		Treed Area				
Services						
Water Influence	<b>Lakeshore</b>					
Site Influences						
<b>LEGAL &amp; MORTGAGE</b>						
Legal	<b>Lot 1, Section 25, Tnshp 21, Range 8 and Sec. 30, Tnshp 21, Range 7, W of 6th Meridan</b>					
PID Number	<b>027-444-015</b>	Due Date				
Mortgage		Interest Rate				
Balance		Mortgagee				
Monthly Pymt						
<b>FORECLOSURE - Court Order Sale of 2.57 acres on Mara Lake in Sicamous. Previous building plans were for 98 residential units and a marina. 230 feet of lakefront. Prime location right on the water. All offers subject to court approval. Listed By: Lake Okanagan Realty Ltd.</b>						