

**Residential Flyer - 05/31/2020****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 - 05/31/2020****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 - 05/31/2020****MLS® #: 10200696****Price: \$1,175,000****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 you are just minutes from an International Resort with X Country & Bike trails just outside your door. A bright, quality 3 bedroom , 2.5 bath log home with custom Birch cabinets and flooring. A double garage with a guest room above. Call today to view

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/Apl:			

<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 - 05/31/2020



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 - 05/31/2020



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 - 05/31/2020****MLS® #: 10197815****Price: \$34,900****#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. All measurements approx. Court ordered sale subject to court approval. Presently there is an offer on this property. Lawyers are trying to find an existing partner so the court date can be sought. **YOU WILL HAVE A PARTNER IN THIS CABIN AT PRESENT IT IS AN UNKNOWN PARTNER!** As well you will not own any land it is bareland strata. This is a fractional interest only. You are not purchasing the whole property! Rep Rmks: court ordered sale subject to court approval

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 - 05/31/2020****MLS® #: 10194375****Price: \$700,000****1830 Blind Bay Road, Sorrento, V0E 2W0****SO - Sorrento**

Court ordered sale of 5 bedroom 5 bath 2 storey + bsmt home built in 1995 on 8.61 lakeview acres. Home is in need of some repairs. Separate building for triple garage and carriage home above at drywall stage. Small 1 bedroom older home and quonset on the property.

Type:	Single Family Residential	Basement:	Full
Year Built:	1995	Heat/Cool:	Central Air, Forced Air
Dsc Yr Blt:	Approximate	Water:	Private Utility
Garage:	Detached	Sewage:	Septic
Covered:		Taxes:	\$5,222.00
Beds:	5	Fin Sq Ft:	4,519
Full Baths:	5	Acres:	8.61
Half Baths:	0		
En Suite:	More than One		
Equip/Apl:			

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	L1	11'4X16'	Dining Room	L1	14'6X12'6
Nook	L1	7'X10'6	Living Room	L1	14'6X20'8
Master Bedroom	L1	12'6X19'3	Ensuite - Full	L1	
Bathroom - Full	L1		Den / Office	L1	10'8X12'6
Laundry	L1	15'X17'	Foyer	L1	5'X15'
Bedroom	L2	12'6X17'8	Bedroom	L2	12'6X17'8
Bathroom - Full	L2		Family Room	B	18'X14
Bedroom	B	19'X14'	Ensuite - Full	B	
Bedroom	B	17'X12'	Ensuite - Full	B	

Presented By: Jason Neumann

**Residential Flyer - 05/31/2020****MLS® #: 10186662****Price: \$369,900****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/Appl:

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