



compliments of:

**TAMMY ANTROBUS, Realtor®**



## **A RETIREMENT HOME In a Popular Adult Community**



**OFFERED AT AN EXCELLENT  
Value of \$499,900**

MLS®

**9-6526 TUCELNUIT DRIVE**

**Oliver, BC V0H 1T3**

Virtual tour:

# Welcome to “Your” NEW COMMUNITY



Are you looking for a fabulous retirement home and community? Look no further...this 3-bedroom, 2 bath home is located within Sunningdale Estates; a very popular adult community minutes from downtown Oliver.

It's close to golf, Tuc el Nuit Lake, recreation and hiking/biking trails.

This one level home 1,250 sq ft home has a great floor plan, lots of updates plus an enclosed sunroom with ductless heat pump.

The home features central A/C, a large pantry and lots of storage. The double garage has a workbench and lots of enclosed storage space.

This bare land strata development welcomes pets, has low strata fees of only \$35/mth and offers RV parking at low rates. No rentals allowed.

Available immediately. The furniture and Décor items are negotiable.

Measurements approximate. Buyer to verify if important.

## SPECIAL FEATURES

### A LOVELY MOVE-IN READY HOME

- Good quality finishing
- Excellent floor plan
- 3 Bedrooms, 2 Baths

### AN IDEAL LOCATION

- Walking distance to downtown
- Close to Tuc-el-Nuit Lake
- Hiking and biking trails nearby
- Great location to golf and other recreation as well

### OUTDOOR SPACES

- Sun room off the breakfast room can be used all year long
- Low maintenance front yard
- Privacy fencing surrounds the back yard
- An open patio area to enjoy the Okanagan sunshine
- Covered patio area for rain or shine
- Dress it up with raised garden beds

### INCLUDED ITEMS

- Fridge
- Stove
- Washer
- Dryer
- Dishwasher
- Security System
- Furniture and Décor negotiable

### MECHANICAL SYSTEMS

- Gas furnace
- Central air
- Ductless heat pump in the Sun Room







### Foyer

- The front entrance welcomes you into an open floor plan.
- Closet space is conveniently located close to the front entrance.



### Living Room

- This bright and spacious living room is the perfect space to relax and enjoy a lovely evening.
- The bay window offers lots of light and has a good view of the mountains.



### Living / Dining

- This combined space is would be an ideal entertainment area for family and friends to gather for dinner.



### Kitchen / Breakfast Nook

- You will enjoy cooking in this well organized kitchen.
- There is lots of storage and a large pantry
- An informal eating nook is the perfect spot for a quiet breakfast.
- Head out to the Sun Room for some quiet enjoyment through the sliding glass doors





### MASTER BEDROOM

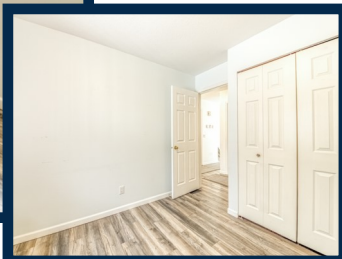
- The master bedroom is spacious enough for a king or queen bed.
- A walk-in closet for two
- And a 3 piece ensuite with walk-in shower and updated comfort height toilet

### BEDROOM #1

- A comfortable guest room with closet.
- Located close to the main bathroom
- Will fit a queen bed with room to spare

### BEDROOM #2

- Located between the Master Bedroom and Bedroom #1 makes this an ideal Office or Guest Bedroom
  - Also located right across the hall from the Main Bathroom





## SUN ROOM OFF THE KITCHEN / BREAKFAST NOOK



Enjoy year round use in this beautiful sunroom with a ductless heat pump that provides heating in the winter and air conditioning in the summer. Open the doors and windows in the spring and fall for excellent air flow.

## BATHROOMS



### MAIN BATHROOM

- Centrally located within the house
- Newer comfort height toilets
- Tub/shower combo
- Under sink storage & medicine cabinet
- Skylight



### ENSUITE

- Full walk-in shower with seat
- Newer comfort height toilets
- Storage under the sink
- Medicine cabinet



**9-6526 TUC-EL-NUIT DR, OLIVER, BC V0H 1T3**

**Fully Fenced Back Yard Patio**



**Covered Patio Area**



**Covered Patio Area**



**Central A/C & Heat Pump**

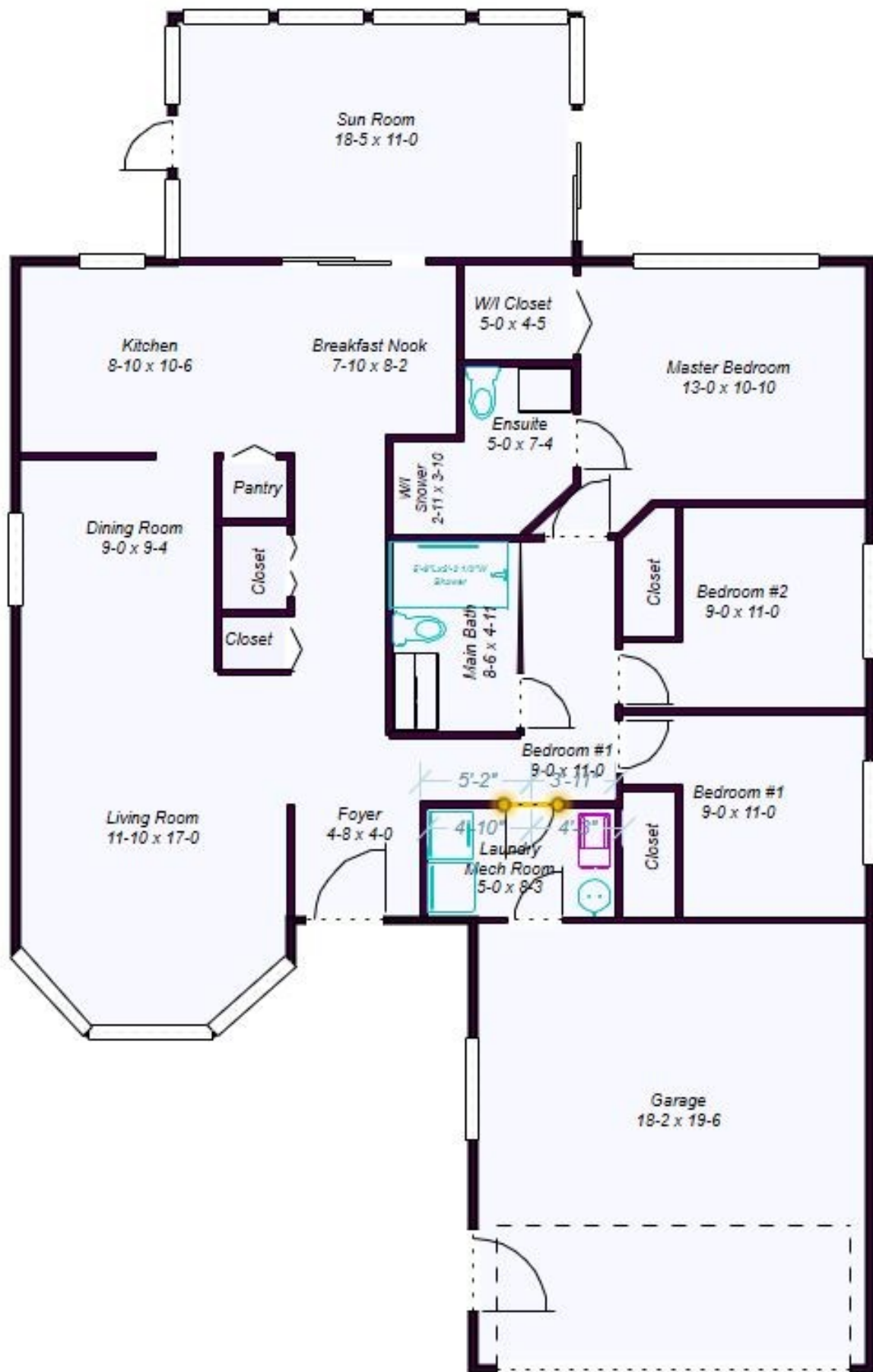


**Garage - Remote Door**



**Garage - Work Bench & Storage**



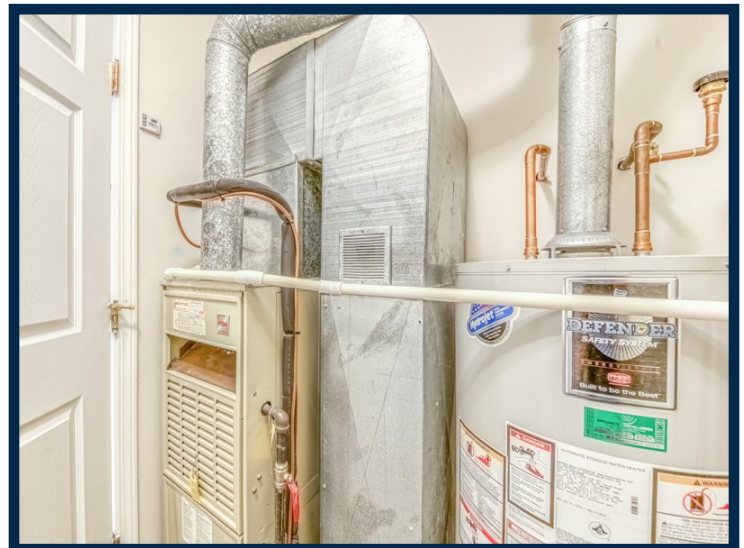




## ROOM MEASUREMENTS

<b>LIVING ROOM</b>	11-10 x 17-0	<b>FOYER</b>	4-0 x 4-8
<b>KITCHEN</b>	8-10 x 10-6	<b>BEDROOM #1</b>	9-0 x 11-0
<b>BREAKFAST NOOK</b>	7-10 x 8-2	<b>BEDROOM #2</b>	9-0 x 11-0
<b>DINING ROOM</b>	9-0 x 9-4	<b>MAIN BATHROOM</b>	8-6 x 4-11
<b>SUNROOM</b>	18-5 x 11-0	<b>ENSUITE</b>	5-0 x 7-4 + W/I Shower
<b>MASTER BEDROOM</b>	13-0 x 10-10	<b>LAUNDRY / MECH ROOM</b>	5-0 x 8-3
<b>WALK-IN CLOSET</b>	4-5 x 5-0	<b>GARAGE</b>	18-2 x 19-6

*All measurements approximate. Buyer should verify if important.*

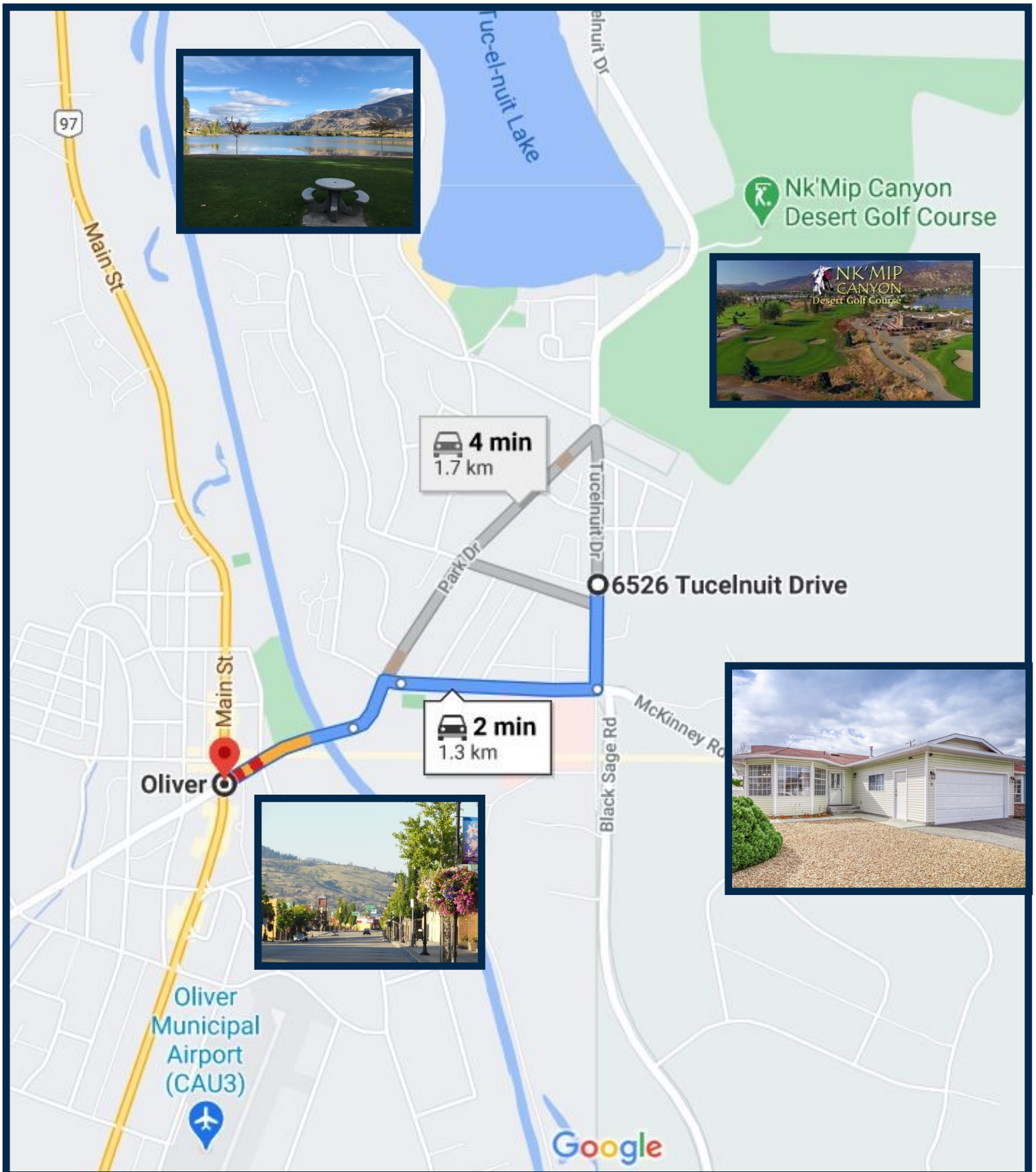


## PROPERTY SPECIFICATIONS

<b>BEDROOMS</b>	3	<b>HEAT</b>	Gas Furnace & Heat Pump
<b>BATHROOMS</b>	2	<b>COOLING</b>	Central A/C & Heat Pump
<b>HOUSE STYLE</b>	1 Storey	<b>TAXES</b>	\$2,307.71 (2020)
<b>FINISHED FLOOR AREA</b>	1,250 Sq Ft	<b>ZONING</b>	RSD3
<b>YEAR BUILT</b>	1991	<b>P.I.D.</b>	015-716-091
<b>LOT SIZE</b>	.093	<b>SUB AREA</b>	Oliver - Main Town
<b>GARAGE</b>	Double Garage	<b>WATER</b>	Municipal
<b>VIEWS</b>	Mountain View	<b>SEWER</b>	Municipal



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