compliments of:

TAMMY ANTROBUS, Realtor®

THE BEST CONDO DEVELOPMENT IN SUMMERLAND
The Tamarack in Silver Birch

YOU WON'T FIND BETTER VALUE
$319,900

MLS® 189246

308-8412 JUBILEE RD E.
Summerland BC V0H 1Z5

Virtual tour:

(250) 488-0804 WWW.TAMMYANTROBUS.COM tammy@remax.net

Welcome to “Your” NEW COMMUNITY

This top floor south facing condo with extraordinary views of the mountain is available for immediate possession.

It offers 1 bedroom plus a den and 2 full bathrooms. The combined living/dining area is spacious and bright. It features vaulted ceilings, a corner gas fireplace and sliding doors to the enclosed deck.

The generous kitchen has lots of storage and plenty of workspace plus a great place for a barista table or whatever suits your needs.

The large master bedroom has a 4-piece ensuite with a premier walk-in bathtub. There is a great reading nook and lots of space for a large bedroom suite.

A separate laundry room has great storage and if desired there is room to put a laundry tub.

This development offers underground parking, an outdoor swimming pool, a clubhouse, a common workshop, and garden plots.

Its walking distance to downtown and has excellent highway access.

SPECIAL FEATURES

A LOVELY MOVE-IN READY HOME

- Well maintained
- Excellent floor plan
- 1 Bedroom, 2 Baths

AN IDEAL LOCATION

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

OUTDOOR SPACES

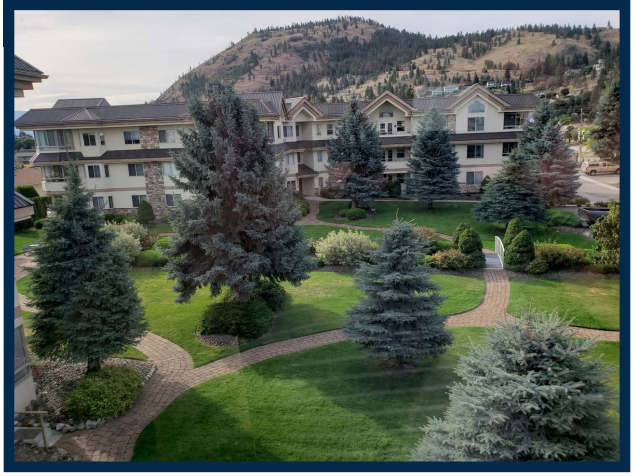
- Silver Birch has a park-like setting with gorgeous trees, gardens and pathways
- The enclosed outdoor pool offers a great place to relax and visit your neighbours
- Your own personal enclosed balcony can be used rain or shine

STRATA

- This is a self managed strata
- Strata is well run and proactive
- Strata fee of $414.00 includes the hot water T
- The grounds and building are extremely well maintained
- Age 55+, Pets 14”, No Rentals

NEGOTIABLE ITEMS

- The beautiful glass and marble table is available at a fraction of its cost. It could be yours for $3,500.00



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Living Room

- This gorgeous living room is Bright and spacious with vaulted ceilings and lots of windows.
- A corner gas Fireplace will heat the whole condo if desired.
- Glass sliding doors lead to the enclosed patio

Dining

- This spacious dining room provides plenty of room for a large dining table plus buffet.
- It is located right next to the kitchen allowing for easy meal delivery and cleanup.

Kitchen / Breakfast Nook

- This well thought out kitchen offers great storage and good functionality.
- The small breakfast nook has a pass through seeing into the living room.
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MASTER BEDROOM

- The large master bedroom can fit a multi-piece king sized bedroom suite
- There is a great corner nook which would be an ideal reading corner
- It offers lots of light through two large windows

DEN

- Although there is no closet to call this a bedroom, it would make a very comfortable guest room
- You could convert it into a bedroom by having a handyman to build a closet
- Or use it for dual purpose by installing a murphy bed or buying one of those new style desks that convert into a bed when needed.

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ENCLOSED PATIO OFF LIVING ROOM

The enclosed patio is located just off the living room through large glass sliding doors. It is in two sections. One for sitting and relaxing with the windows either open or closed. And the other section is open so you can barbecue.

BATHROOMS

ENSUITE

- The en-suite offers lots of space
- A premier walk-in tub/shower. You get the best of both worlds. Relax in a nice hot bath or sit and have a great shower
- Under sink storage as well

MAIN BATHROOM

- This nice sized bathroom is centrally located but private enough
- Walk-in Corner Shower
- Under sink storage

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Development Entrance

Front Courtyard

Beautiful Grounds

Clubhouse

RV Parking

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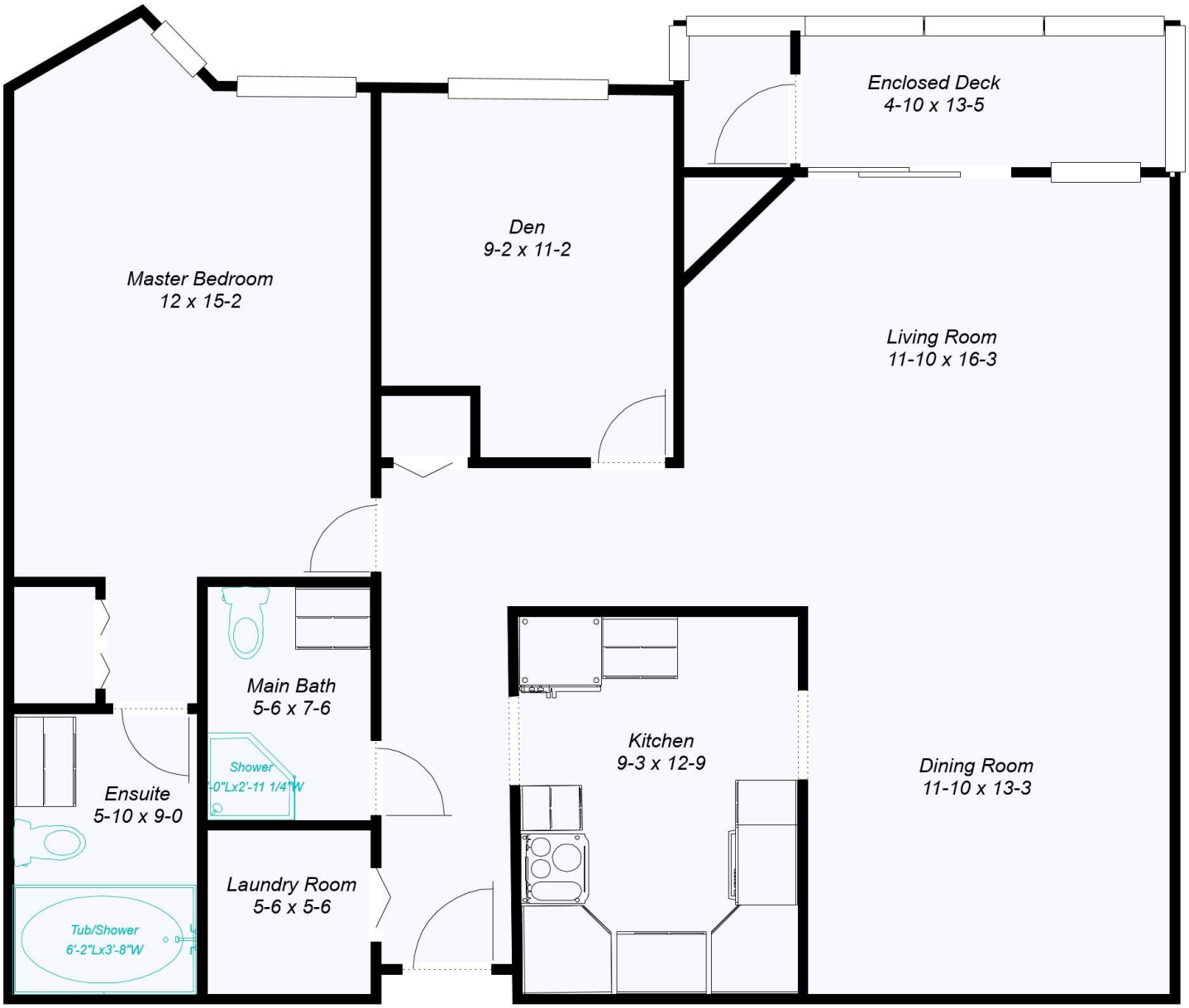

ROOM MEASUREMENTS

LIVING ROOM	11-10 X 16-3	**MAIN BATHROOM**	5-6 X 7-6
DINING ROOM	11-10 X 13-3	**ENSUITE**	5-10 X 9-0
KITCHEN	9-3 X 12-9	**LAUNDRY**	5-6 X 5-6
MASTER BEDROOM	12-0 X 15-2		
DEN	9-2 X 11-2		

All measurements approximate. Buyer should verify if important.

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PROPERTY SPECIFICATIONS

BEDROOMS	1 plus a Den	**COOLING**	Wall Air Conditioner
BATHROOMS	2	**TAXES**	$2,307.71 (2020)
HOUSE STYLE	Top Floor Condo	**ZONING**	RMD
FINISHED FLOOR AREA	1,119 Sq Ft	**P.I.D.**	024-333-760
YEAR BUILT	1998	**SUB AREA**	Summerland - Main Town
GARAGE	Underground Garage	**WATER**	Municipal
VIEWS	Mountain View	**SEWER**	Municipal
HEAT	Electric Baseboard, Gas Fireplace		

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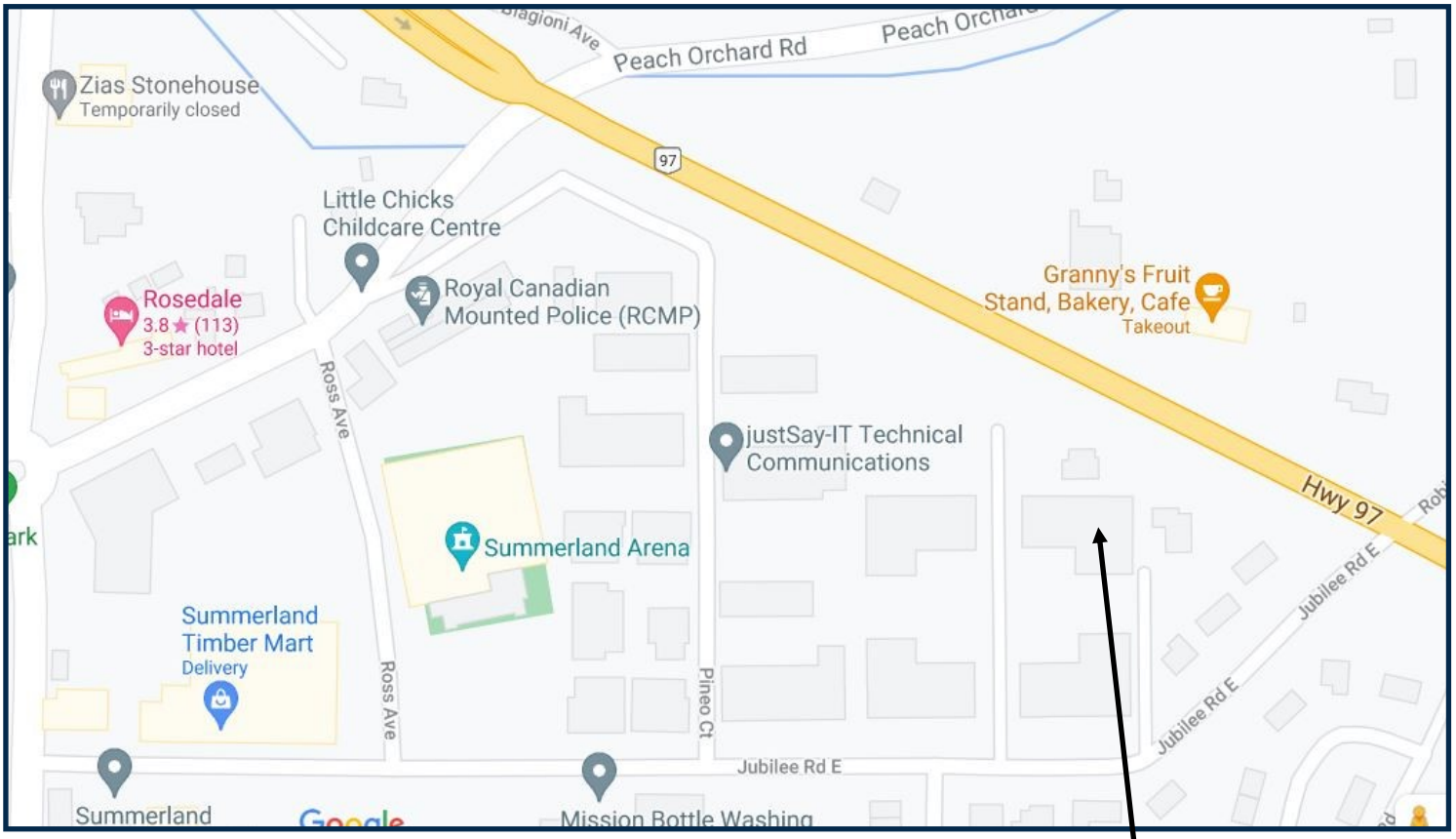
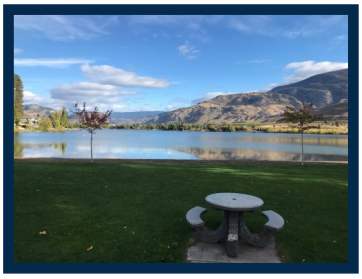


Giants Head Mountain



Okanagan Lake

8412 Jubilee Rd

Summerland is a town on the west side of Okanagan Lake in the interior of British Columbia, Canada. The district is between Peachland to the north and Penticton to the south. The largest centre in the region is Kelowna, approximately 50 km to the north, and Vancouver is approximately 425 km away to the west.Wikipedia

Downtown Summerland

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Not Intended to solicit properties already listed for sale.*