



compliments of:

TAMMY ANTROBUS, Realtor®



TROUT CREEK FAMILY RANCHER ON A LARGE LOT



**OFFERED AT AN EXCELLENT
PRICE \$975,000**

MLS® 193436

5617 PINE AVE

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Where DREAMS Come Home



A fabulous 3Bed plus Den/2Bath rancher on .31 acres in a private, quiet area in Trout Creek.

The open concept living areas provide the flexibility to create your required space for living and dining. The well-designed kitchen offers lots of storage, excellent workflow and great natural light. There is also a large separate pantry ideal for small appliance storage.

The large master bedroom is separated from the other bedrooms & den for maximum privacy. It has a walk-in closet with good quality closet organizers. The ensuite features a separate jacuzzi tub, shower, 2 sinks and heated floors.

The detached double garage also has two finished and heated rooms ideal for a gym and office etc. There is also a double carport and additional parking.

The fully fenced yard has a double entrance gate for the driveway. The home was completely rebuilt in 2009 and has had many updates since including Solar Power. Lots of options for expansion if desired.

SPECIAL FEATURES

PROPERTY

- .316 Acres
- Walking distance to the beach
- Private, quiet area on no-thru rd
- Close to walking trails

CONSTRUCTION & EXTERIOR

- Framed Construction
- Rebuilt in 2009
- Asphalt Shingle Roof
- Hardi-plank Siding

INTERIOR FINISHING

- Low Maintenance Finishing
- A Well-Designed Kitchen
- Open Spacious Design

OUTDOOR SPACE

- A Large Back Patio
- Garden Shed
- Large Fully Fenced Yard
- Gated Entrance
- Underground Irrigation

MECHANICAL SYSTEMS

- Solar Panels (integrated with the city power distribution system so excess power is purchased by the city)
- Ductless Heat Pump
- Electric Baseboard

GARAGE DETAIL

- Double Car Garage
- With an Attached Double Carport
- And 2 Separate Heated Rooms

EXPANSION POSSIBILITIES

- CR1 Zoning Allows for a Secondary Suite Within the Main Structure - Add a Breezeway to the Garage and a Suite is Already Started
- The Home was Designed to Allow the Construction of a Second Level

ELECTRIC

- 200 Amp Service
- The solar system should provide ample electricity to maintain the houses electrical supply (some weather conditions may affect its efficiency)



ENJOY BRIGHT SPACIOUS LIVING SPACES

- This open spacious design has the flexibility to transfigure the living area to your required space
- Easy care laminate flooring
- Excellent entertaining space

Living Room

- Open to the dining and kitchen area allowing you to stay in tune with household or entertaining activities while enjoying some relax time



Dining Room

- Currently located between the kitchen and living area
- Plenty of space for a Buffet etc between the 2 windows.



Kitchen

- You will love working in this Kitchen
- It was lovingly designed for maximum workspace, storage and functionality
- Soft close cabinets
- Newer appliances
- Look out the window to the back yard
- The patio at the back is perfectly located to the kitchen for easy barbecuing





MASTER SUITE

- The Master suite is separated from the other bedrooms providing maximum privacy
- Sliding glass doors lead to the patio area in the very private back yard

ENSUITE

- A separate walk-in shower with seat
- Jacuzzi soaker tub
- Double sinks
- Plenty of storage
- Heated floors



WALK-IN CLOSET

- Not a full walk-in but plenty deep providing lots of space
- Complete organization system with drawers, shelves and hanging rods



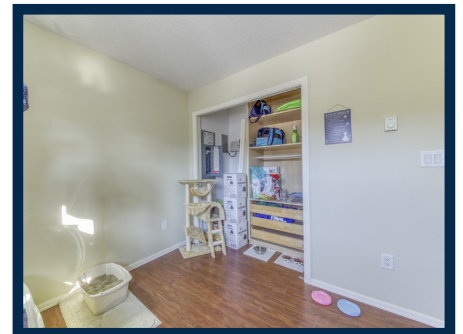
NORTH FACING BEDROOM

- This is a great sized bedroom with a large closet
- Located right next to the main bathroom



WEST FACING BEDROOM

- An ideal bedroom for a queen bed
- The closet does house the electric panel



DEN

- Great office space or guest room
- All it needs is a wardrobe



OTHER SPACES



FOYER - This large entry has ample space to come in remove your outer wear before heading into the living area



HALLWAY TO THE BACK YARD - Easy access to the back yard from the Kitchen. The Closet in the hallway houses the washer and dryer.



EXTRA STORAGE - There is a large pantry for appliances or food. Plus a large linen closet at the end of the hall between the other 2 bedrms.



MAIN BATHROOM

- The main bathroom features a 3PCE combo with Corner Shower and single sink
- Heated floors & Skylight
- Lots of space to add a Tub



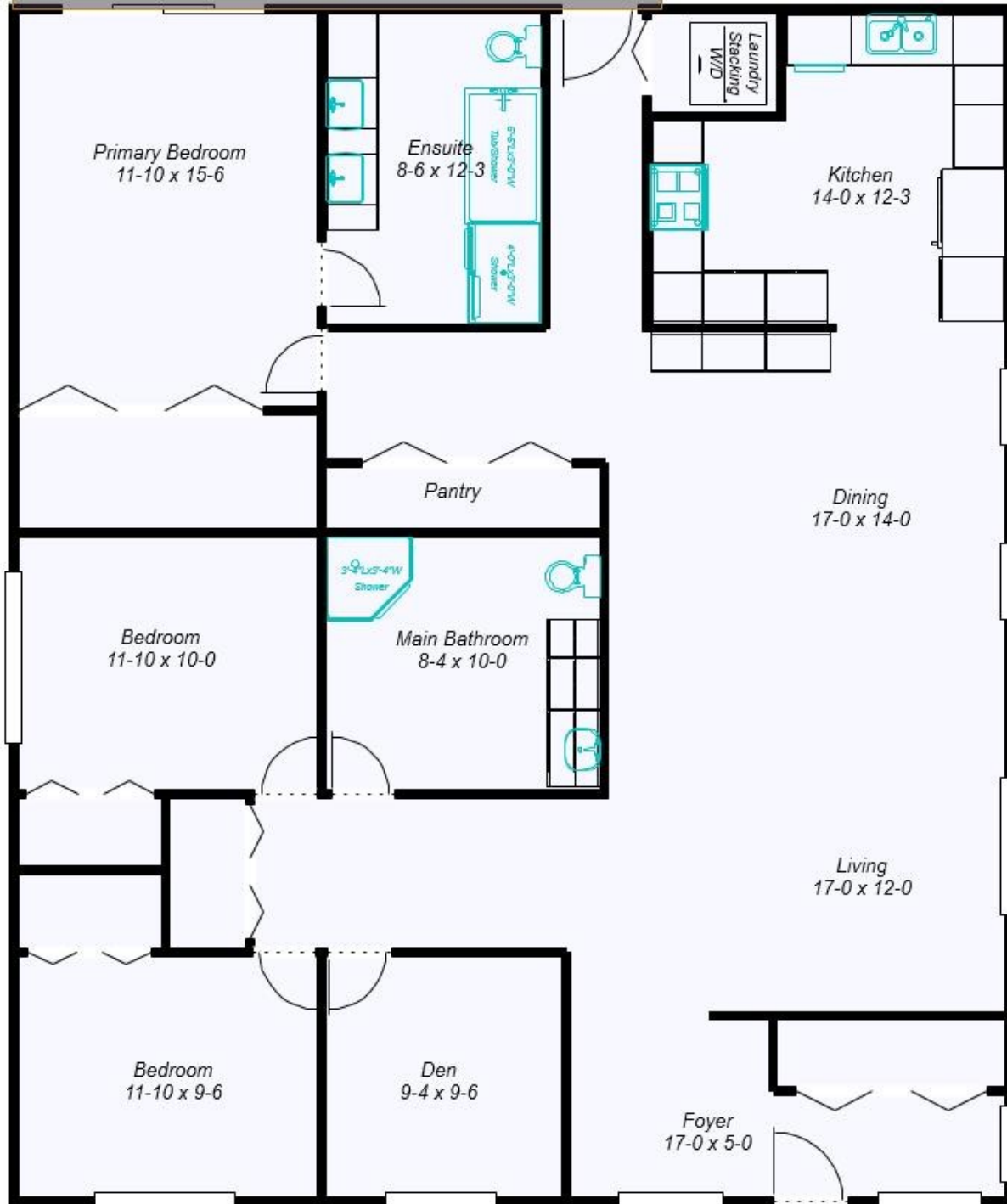
Bonus Rooms in Garage



5617 PINE AVE, SUMMERLAND, BC V0H 1Z4



ALL MEASUREMENTS
ARE APPROXIMATE.
BUYER TO VERIFY IF
IMPORTANT



ROOM MEASUREMENTS

MAIN LEVEL

LIVING ROOM	12-0 x 17-0
KITCHEN	12-3 x 14-0
DINING ROOM	14-0 x 17-0
FOYER	5-0 x 17-0
MASTER BEDROOM	11-10 x 15-6
ENSUITE	8-6 x 12-3 (5pce)
WALK-IN CLOSET	4-6 x 11-10
BEDROOM	11-10 x 9-6
BEDROOM	11-10 x 10-0
DEN	9-4 x 10-0

DETACHED SPACES

GYM	19-6 x 11-4
GUEST ROOM	11-8 x 11-4

DETACHED GARAGE

Depth - 19-6

DOUBLE CARPORT

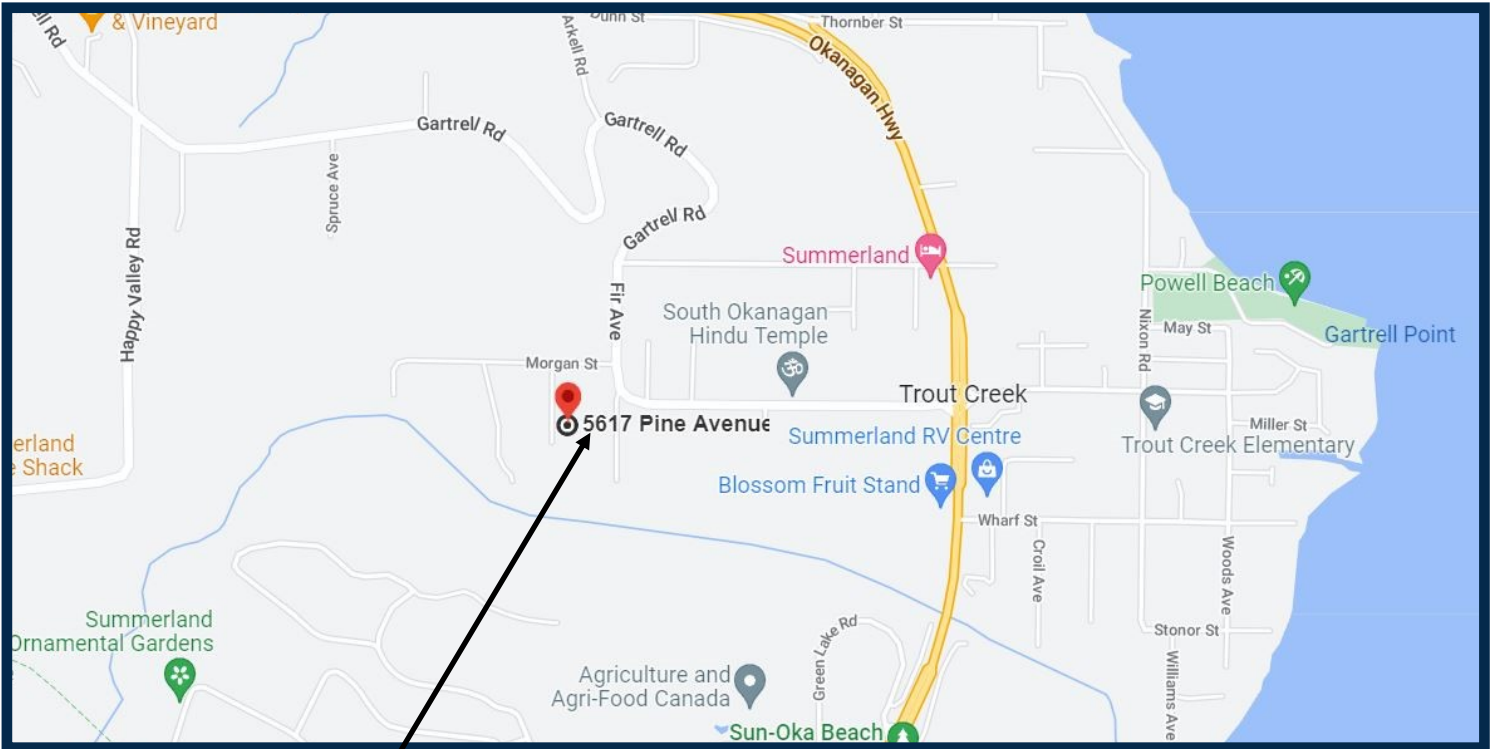
All measurements approximate. Buyer should verify if important.



PROPERTY SPECIFICATIONS

BEDROOMS	3 Beds plus Den	HEAT	Ductless Heat Pump
BATHROOMS	2	FUEL	Electric / Solar
HOUSE STYLE	1 Level Rancher	TAXES	\$3,324 (2021)
FINISHED FLOOR AREA	1,920 sq ft Plus 352	ZONING	CR1
REBUILT	2009	P.I.D.	003-556-239
LOT SIZE	.31 Acres	SUB AREA	Summerland—Trout Creek
COVERED PARKING	4 Covered Spaces	WATER	Municipal
VIEWS	Mountain View	SEWER	Septic Installed

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Minutes to Downtown Summerland and Recreational Sites



Okanagan Lake



Giants Head
Mountain

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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For more property information go to:
www.TAMMYANTROBUS.COM



Providing a customized approach to your real estate needs with patience, professionalism and expertise



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