

**A FAMILY HOME WITH A SUITE IN A
QUIET FRIENDLY NEIGHBOURHOOD**

FR
FAIR REALTY



**OFFERED AT AN EXCELLENT
PRICE \$750,000**

**MLS®
10325247**

**10713 JULIA ST
SUMMERLAND, BC V0H 1Z5**

<https://www.tammyantrobust.com/10713-julia-st>



Presented By:

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DISCLOSURE OF REPRESENTATION & RESCISSION PERIOD

If this property suits your needs, please note that as I am the listing Realtor, I cannot provide you with client services, and if you require client services I am obligated to advise you to seek independent professional advice”.

To help you understand what that means for you, I would like to go over the brochure right below this notice.

Thank you very much for your understanding!



Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

This real estate professional must tell their client any relevant information you share with them. For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

This real estate professional can only provide you very limited services. Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
 - their minimum/maximum price
 - their reason for buying/selling/leasing.
- ✗ protect your confidential information

THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

The Real Estate Home Buyer Rescission Period

Under section 42 of the Property Law Act, buyers of residential real property are entitled to rescind (cancel) a Contract of Purchase and Sale by serving a written notice on the seller within the prescribed period and in the prescribed manner. The ability to cancel is called a rescission right.

A buyer cannot waive their rescission right.

A buyer may only exercise their rescission right by serving written notice on the seller within the three (3) business days after the date on which the acceptance of the offer was signed. "Business days" means any day other than a Saturday, a Sunday, or a holiday in British Columbia.

CLOSE TO SHOPPING, SCHOOLS, RECREATION AND DINING



This home is looking for a new family...With 3 Bedrooms up and a 1-bedroom suite down, there are options here.

The upper suite offers a great open floor plan with newer flooring and paint. The main bathroom is conveniently located close to all 3 bedrooms with the primary having its own door. The upper kitchen could use an update, but the seller has reduced the price to accommodate any desired changes.

The suite has a separate entrance, a fabulous kitchen, a gas fireplace and its own laundry. A completely fenced yard provides an excellent safe place for your children and a quiet, private space for everyone to enjoy a peaceful moment outdoors.

The covered upper deck is just off the dining room, and it provides cover for the lower patio off the suite's dining room.

OTHER INFORMATION TO NOTE

The price for this property has taken the following into consideration

- The Eneas Creek runs behind the property so therefore Riparian Guidelines apply to this property.
- The home and property is already developed so the Riparian guidelines shouldn't affect the use or

Please see the maps in the back of this brochure for your reference

FEATURES

INTERIOR

- 3 Bedroom upper suite with laundry
- 1 Bedroom Suite with Separate Entrance

OUTDOOR SPACE

- Large Covered Upper Deck
- Covered Lower Patio
- Fully Fenced Yard

LOCATION

- Walking Distance to Shopping, Dining and Recreation
- Close to schools

EXTRA FEATURES

- A Creek Runs behind it
- 2 Car Carport
- Lots of Open Parking
- Workshop
- Garden Shed

There is a garden shed, and a workshop in the back provides a great hobby space.

There are 2 covered parking spaces and lots of open parking.

Need RV Parking? It could be easily created from the front alongside the front yard.

This quiet friendly neighbourhood is walking distance to town and close to a park.

UPPER SUITE

Living Room

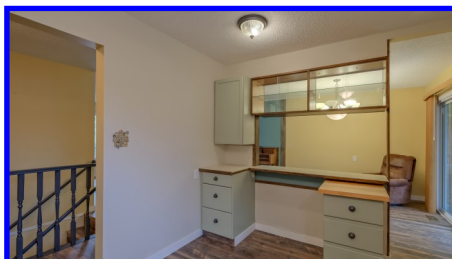
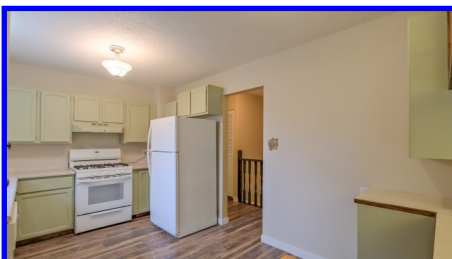
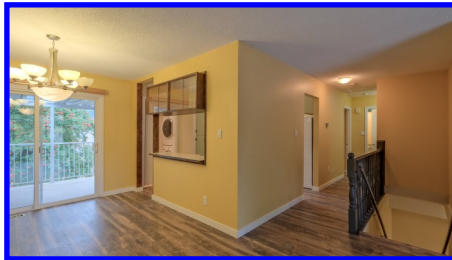
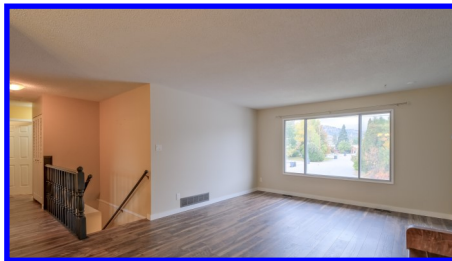
- Bright spacious living area open to the dining room
- There is a fireplace on the feature wall, but has not been used for many years (will need to be certified if someone wants to use it)

Dining Room

- The dining area is just off the kitchen and living area
- Sliding doors lead to the covered deck

Kitchen

- The kitchen is a good layout with lots of storage
- There is a pass through from the kitchen to the dining area
- Built-in Curio cabinet
- If has a gas stove, fridge and a dishwasher



UPPER SUITE CONTINUED...

Primary Bedroom

- Has private access to the bathroom
- Plenty of closet space

2nd Bedroom

- A good bedroom for an older child with space for a desk and clothes dresser
- Fits a queen sized bed
- Good closet space

3rd Bedroom

- Perfect for a younger child or guests

Laundry

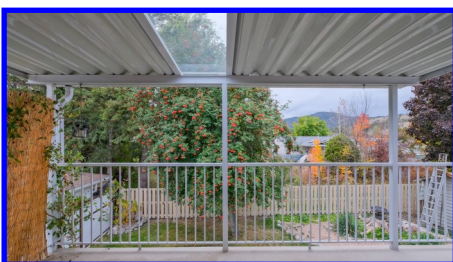
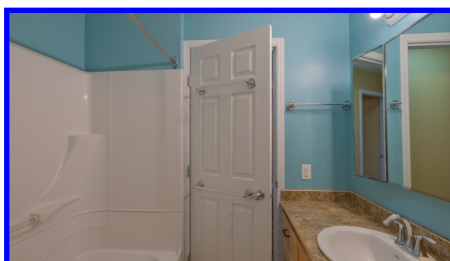
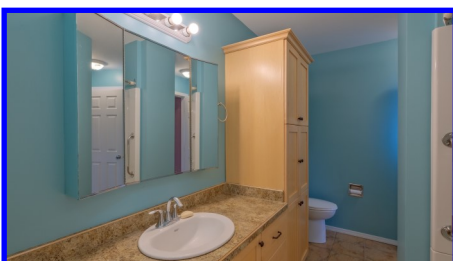
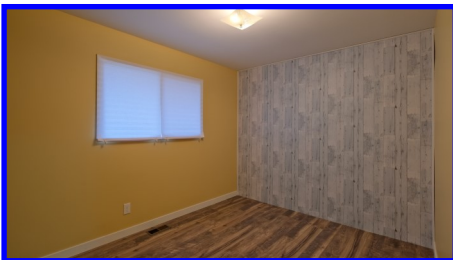
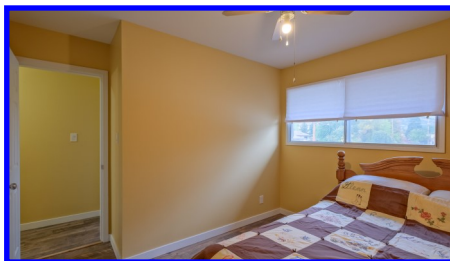
- Stacking Washer / Dryer in a closet in the Kitchen
- Plenty of space for Supplies

Main Bathroom / Ensuite

- A full 4 piece bathroom with tub/shower combo
- The primary bedroom has direct access to the bathroom

Patio Off Dining Room

- Fully covered patio with good quality aluminum structure with skylights



LOWER SUITE

(Convert the suite into rental income by completing just a few minor repairs.)

Living Room

- Very spacious living area open to the dining room
- A gas fireplace with brick face adds a warm ambiance on a cold night

Dining Room

- The dining area is just off the kitchen and living area
- Sliding glass doors lead to the covered patio

Kitchen

- This is a full kitchen complete with all the appliances
- You will appreciate quality cabinets and tons of storage
- The eating bar allows for extra seating if needed





LOWER ONE BEDROOM SUITE CONTINUED...

Bedroom

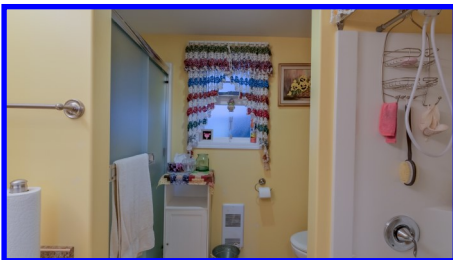
- A nice sized room with space enough for twin beds or a Queen sized bed
- Sliding mirrored doors to the closet
- Two windows allow excellent cross breeze

Laundry

- Stacking Washer / Dryer
- Plenty of space for Supplies

Bathroom

- A full 5 piece bathroom with tub/shower combo
- Separate Shower

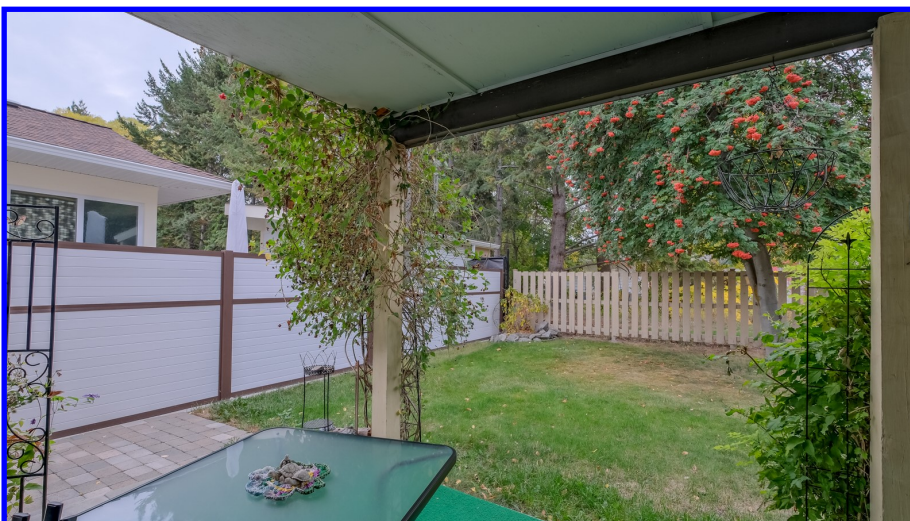


Separate Entry / Storage

- There is a separate entry from the carport to the suite
- Lots of room for other storage

Patio Off Dining Room

- Fully covered patio below the upper deck





Foyer

- A very welcoming foyer with tiled flooring for easy care
- If the suite is utilized as an in-law suite you can access it from this main entry as well

OUTSIDE SPACES



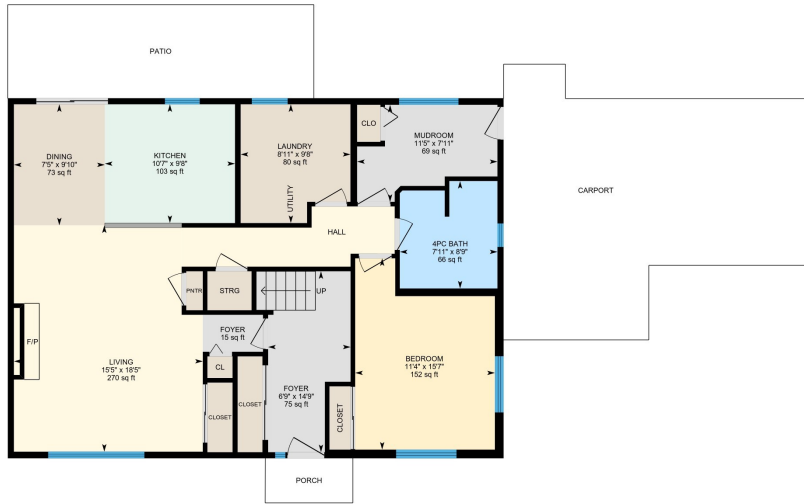
- An inside corner lot creating a pie shaped lot
- 2 Car carport
- A fully fenced back yard with gate access to the creek and walking trail
- A partially fenced front yard
- Lots of open parking
- Quiet outdoor spaces



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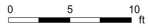
10713 Julia St, Summerland, BC

1st Floor Exterior Area 1178.68 sq ft
Interior Area 1110.12 sq ft



LOWER SUITE

LIVING ROOM	18-5 X 15-5
KITCHEN	9-8 X 10-7
DINING ROOM	9-10 X 7-5
PRIMARY BEDROOM	15-7 X 11-4
LAUNDRY	9-8 X 8-11
BATHROOM (5PCE)	8-9 X 7-11
MUD ROOM	7-11 X 11-5



PREPARED: 2023/10/12



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 1195.85 sq ft
Interior Area 1124.62 sq ft



UPPER LEVEL SUITE

LIVING ROOM	18-2 X 14-2
KITCHEN	9-8 X 14-7
DINING ROOM	10-1 X 10-2
PRIMARY BEDROOM	11-3 X 13-8
BEDROOM	9-8 X 13-7
BEDROOM	11-1 X 11-2
BATHROOM (4PCE)	7-1 X 10-2



PREPARED: 2023/10/12



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ROOM MEASUREMENTS - Taken from i-Guide

STYLE	Level Entry Walk-up	LOWER LEVEL SUITE	1,179 sq ft
YEAR BUILT	1974	MAIN LEVEL SUITE	1,195 sq ft
CARPORT	2 Space	FINISHED FLOOR AREA	2,375sq ft
VIEWS	Mountain View	LOT SIZE	.19 Acres
HEAT	Natural Gas Forced Air Furnace	TAXES	\$2,981.51 (2021)
FIREPLACE	Natural Gas / Wood	ZONING	RSD1

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SUMMERLAND IS AN HISTORICAL TOWN AND IS WIDELY KNOWN FOR ITS BEAUTIFUL SCENERY, OKANAGAN LAKE, WINERIES, KETTLE VALLEY STEAM TRAIN, FESTIVALS AND HIKING & BIKING TRAILS

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](#)



Giants Head Mountain



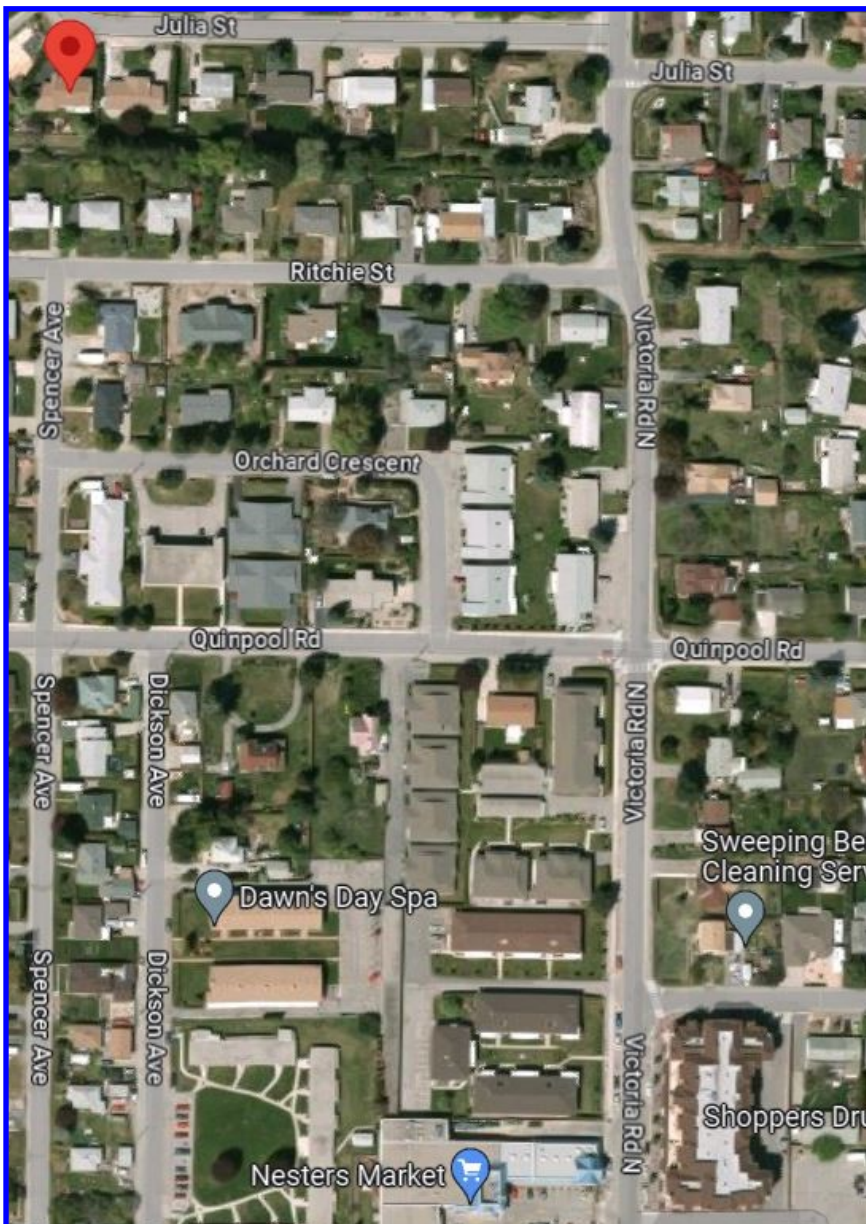
Okanagan Lake



Wineries



Downtown Summerland



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



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