



RE/MAX Kelowna
250-868-8000
 www.WolfHomes.com



Client 1 Page

3739 Lornell Court, Peachland, V0H 1X2

MLS® #: **10168609** Status: **Active** PID: **026-730-995**
 Zone: **Central Okanagan** Sub-Area: **PE - Peachland**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Rancher w/ Bsmt**
 Year Built: **2018**
 Yr Blt Dsc: **Under Construction**
 Grq Opt: **Triple**
 Grq Dsc: **Attached**

Layout

Beds: **3**
 Full Baths: **3**
 Half Baths: **0**
 En Suite: **5-PCE**
 Ttl Baths: **3**

Finished Floor Area

Main: **1930**
 Above Main:
 Below Main:
 Basement: **1133**
 Total: **3063**

Lot Information

Frontage: **50.00**
 Depth: **160.00**
 Irregular: **Yes**
 Acres: **0.21**

Parking

Prk Cov: **3**
 Prk Uncov: **4**
 Add Prk: **Yes**
 RV Park: **Yes**

View: **View, Lake View, Mountain View**

Features

Rentals:	Not Applicable	Fuel:	Natural Gas	Sewage:	Sewer
Water:	Municipal	Bsmt:	Full/Separate Entrance, Walkout/Partially Finished		
Fireplace:	2, Gas, Conventional	Roof:	Asphalt/Fibreglass Shingles		
Construct:	Frame - Wood	Suites Dsc:	Legal		
Foundation:	Concrete	Heat/Cool:	Central Air, Forced Air		
Exterior Fin:	Hardie Board, Stone				
Equip/App:	Dishwasher, Microwave Oven, Refrigerator, Stove - Gas				
Flooring:	Laminate, Tile				
Structures:	Deck, Patio(s)				
Interior Feat:	Drywall, Fire Sprinkler System, Island, Smoke Detector(s), Vacuum Roughed In				
Site Infl:	Cul-De-Sac, Easy Access, Highway Access, Landscaped, Other (See Remarks)				

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	19X17	Dining Room	L1	15X13	Kitchen	L1	15X10
Master Bedroom	L1	19X14	Bedroom	L1	11X11	Ensuite - Full	L1	19X10
Bathroom - Full	L1	10X7	Foyer	L1	14X8	Laundry	L1	11X7
Rec Room	B	27X18	Bedroom	B	15X12	Bathroom - Full	B	10X5'5"
Deck	L1	30X12	Patio	B	30X12	Workshop	B	38X24
Mud Room	L1	9X8						

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,897.44** Tax Yr: **2018**
 Title Held: **Freehold** Court Sale: **No**

Trades:
 Legal Dsc: **Lot 14, Plan KAP81306, District Lot 449, Osoyoos Div of Yale Land District**

Remarks

Dtl Loc: **Hwy 97 to Huston/Right on Shaw/Right on Clarence/Right on Lornell Crescent turn right on Lornell COURT**
 Pub Rmks: **Relax overlooking beautiful pristine Okanagan lake & mountains. Bright sparkling 3 bedrm executive rancher. Boasts loads of quality features: quartz stone countertops, exquisite tile & laminate flrs, hidden fire sprinklers on both levels & 2 fireplaces. Gourmet kitchen w/ gas stove (which can be also electric). It inc SS appliances, solid wood soft close white cabinetry, island w/ eating bar & walk-in pantry. Basement w/ 38x24ft mediarm or workshop under the Xtr lge triple garage. It has a big door for direct exterior entry for easy access to even store all your RV toys & can be R/I for 220 power, gas & water for sink. Partially finished full bsmt has a R/I LEGAL 1 bedrm 800 sq.ft. suite w/ 10 ft ceilings, separate meter & outside entry. Inc 75 gal hot water tank, AC & HRV for air recirculation. Extensive deck & patio w/ gas BBQ hookups & frost-free water taps, exposed aggregate driveway & patio, R/I for hot tub + it has RV/boat parking by garage & easy care landscaping**