



compliments of:

TAMMY ANTROBUS, Realtor®



WELCOME TO CEDAR ESTATES A 45+ COMMUNITY



**OFFERED AT AN EXCELLENT
Value of \$319,590**

MLS® 188632

3-13707 DICKSON AVE

SUMMERLAND, BC V0H 1Z0

Virtual tour:

<https://www.tammyantrobus.com/3-13707-dickson-rd>

(250) 488-0804

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Welcome to “Your” NEW COMMUNITY



This beautifully updated 2 storey townhome is in an ideal location for walking to shopping, dining and recreation.

The spacious floor plan offers 1,065 sq ft 2 bedrooms plus den and 1 ½ baths. There is a large living / dining room combined, a lovely, updated kitchen with Corian counter tops & back splash.

The electric baseboards, thermostats, switches and receptacles have been replaced. In-floor heat was installed in the kitchen & laundry/bathroom.

There is a deck off the master bedroom to enjoy the fabulous grounds and nice view & a covered patio area off the kitchen.

Other updates include triple glazed windows, flooring, doors, stair treads and light fixtures. The wood fireplace has been decommissioned and is ready for a gas insert.

Only 1 party living in the development needs to be 45+, 2 small pets welcome with approval, rentals to family allowed, reasonable strata fees, open parking. Immediate possession possible.

SPECIAL FEATURES

MOVE-IN READY HOME

- Good quality finishing
- Spacious Rooms
- 2 Bedrooms, 1 1/2 Baths

AN IDEAL LOCATION

- Walking distance to downtown
- Great location to golf and other recreation

OUTDOOR SPACES

- Front patio area to enjoy the greenery
- Small garden area for you own enjoyment
- Upper deck of the Master Bedroom
- Covered fence back porch



Living Room

- A very spacious living room
- Large picture window
- Roughed in Gas Fireplace with wired thermostat
- Gorgeous Faux Porcelain tile flooring

Dining Room

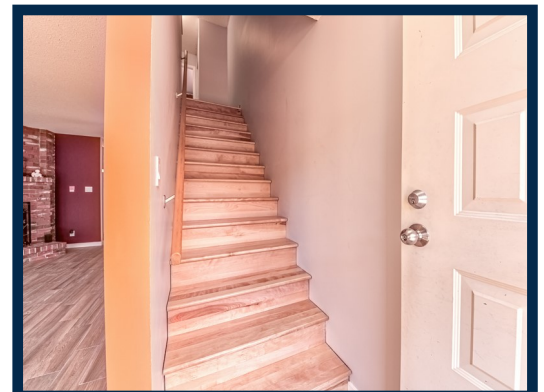
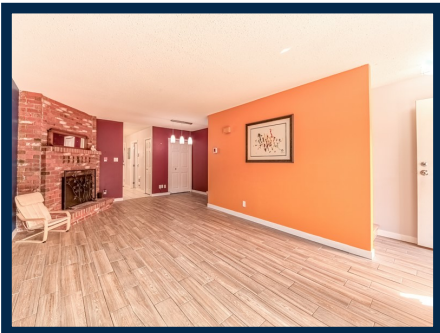
- There is a designated spot for your dining
- Or expand into a little deeper into the living room

Kitchen / Breakfast Nook

- New quality kitchen cabinets
- Corian countertops
- Corian backsplash
- One piece kitchen sink
- Door to covered fenced back porch
- Heated porcelain tiled floors

Stairs to Upper Level

- New Birch stair treads to the upper level





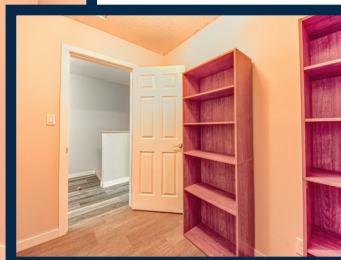
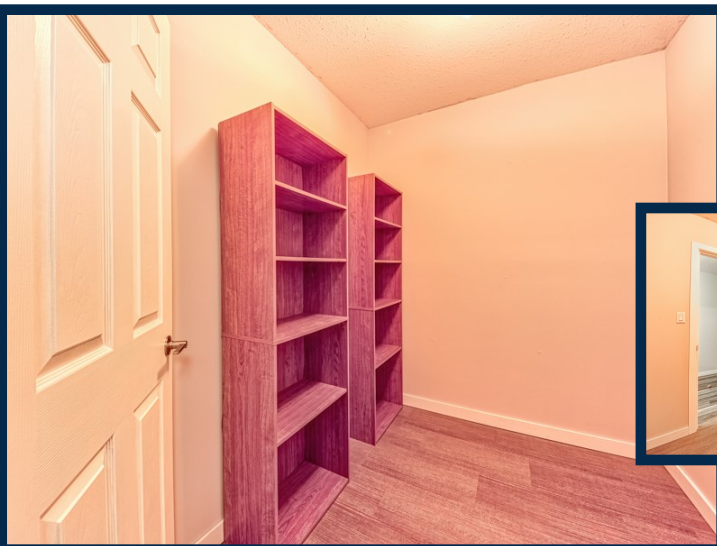
MASTER BEDROOM

- A large with a south facing view
- Sliding glass doors to the balcony
- Good sized closet
- Quality vinyl flooring



BEDROOM #2

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



DEN / OFFICE

- Located between the Master Bedroom and Bedroom #2 makes this an ideal Office or Den

RECENT UPDATES

WINDOWS

- All triple glazed except the living room front window
- Roller blinds in the living room

DOORS

- All closet and interior doors have been replaced

KITCHEN & LAUNDRY / 2 PCE BATH

- New Cabinets
- Corian counter tops and backsplash
- Porcelain tiled flooring
- Heated floors

ELECTRICAL UPGRADES

- Baseboard heaters have been replaced
- Programmable thermostats
- 2 Extra counter receptacles added
- Light switches including under the stairs
- Dimmer switches in bedrooms and dining room
- All receptacles

STAIRS

- The stairs have been upgraded to Birch treads and risers

FIREPLACE

- The fireplace has been roughed-in for a gas fireplace and wired for a thermostat control
- It is ready for your preferred gas insert



MAIN FLOOR BATHROOM / LAUNDRY

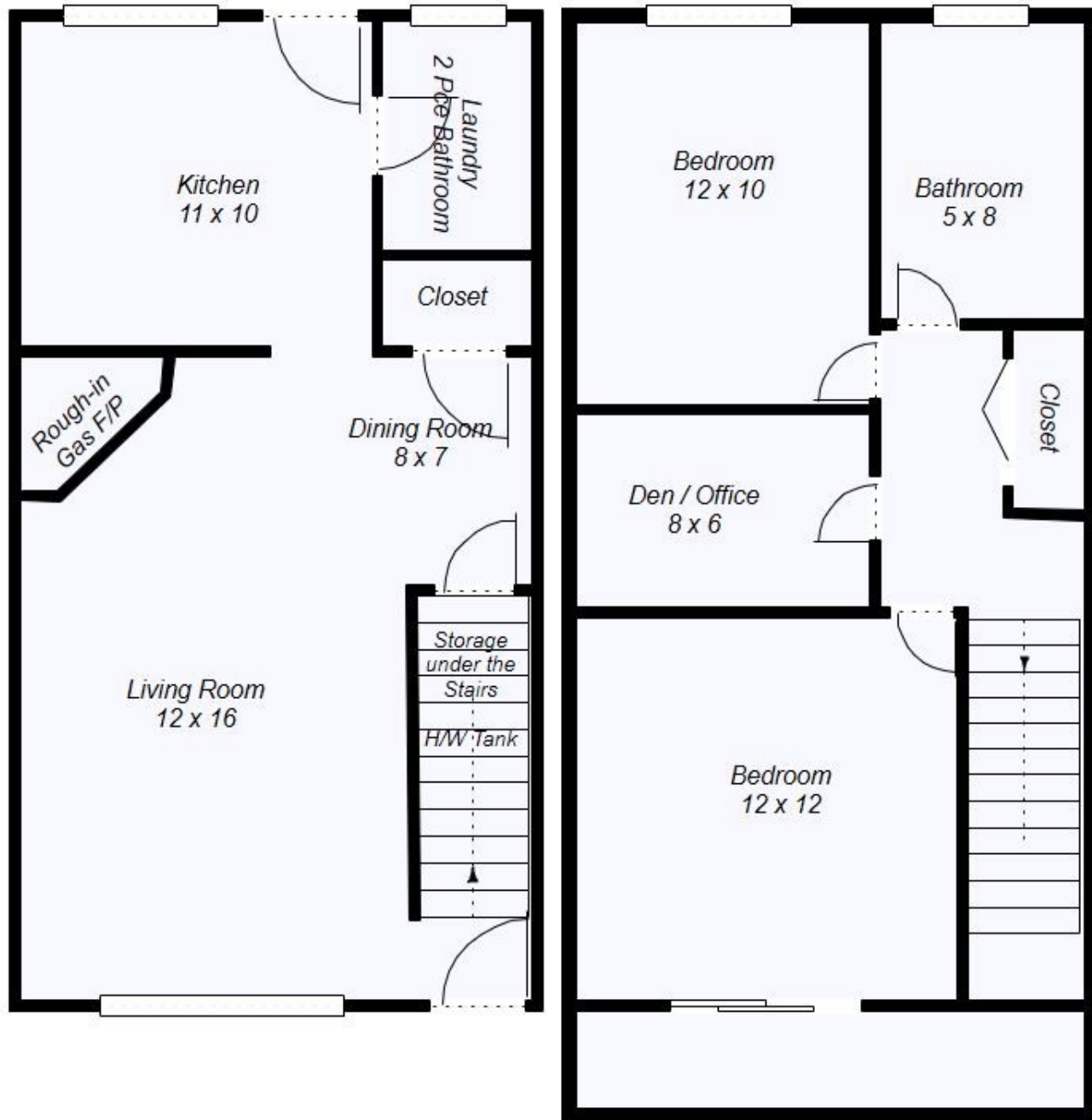
- Located just off the kitchen
- Heated Porcelain Floors
- Updated cabinets and fixture
- Brand new Washer/Dryer

UPPER FLOOR BATHROOM

- A spacious bathroom
- Bathtub shower combo
- Quality fixture and lights



3 - 13707 DICKSON AVE, SUMMERLAND, BC V0H 1Z0



ROOM MEASUREMENTS

MAIN FLOOR

LIVING ROOM	12-0 x 16-0
KITCHEN	11-0 x 10-0
DINING ROOM	8-0 x 7-0
LAUNDRY / 2PCE BATH	7-0 x 5-0

UPPER FLOOR

MASTER BEDROOM	12-0 x 12-0
BEDROOM #2	12-0 x 10-0
MAIN BATHROOM	5-0 x 8-0
DEN / OFFICE	8-0 x 6-0

All measurements approximate. Buyer should verify if important.

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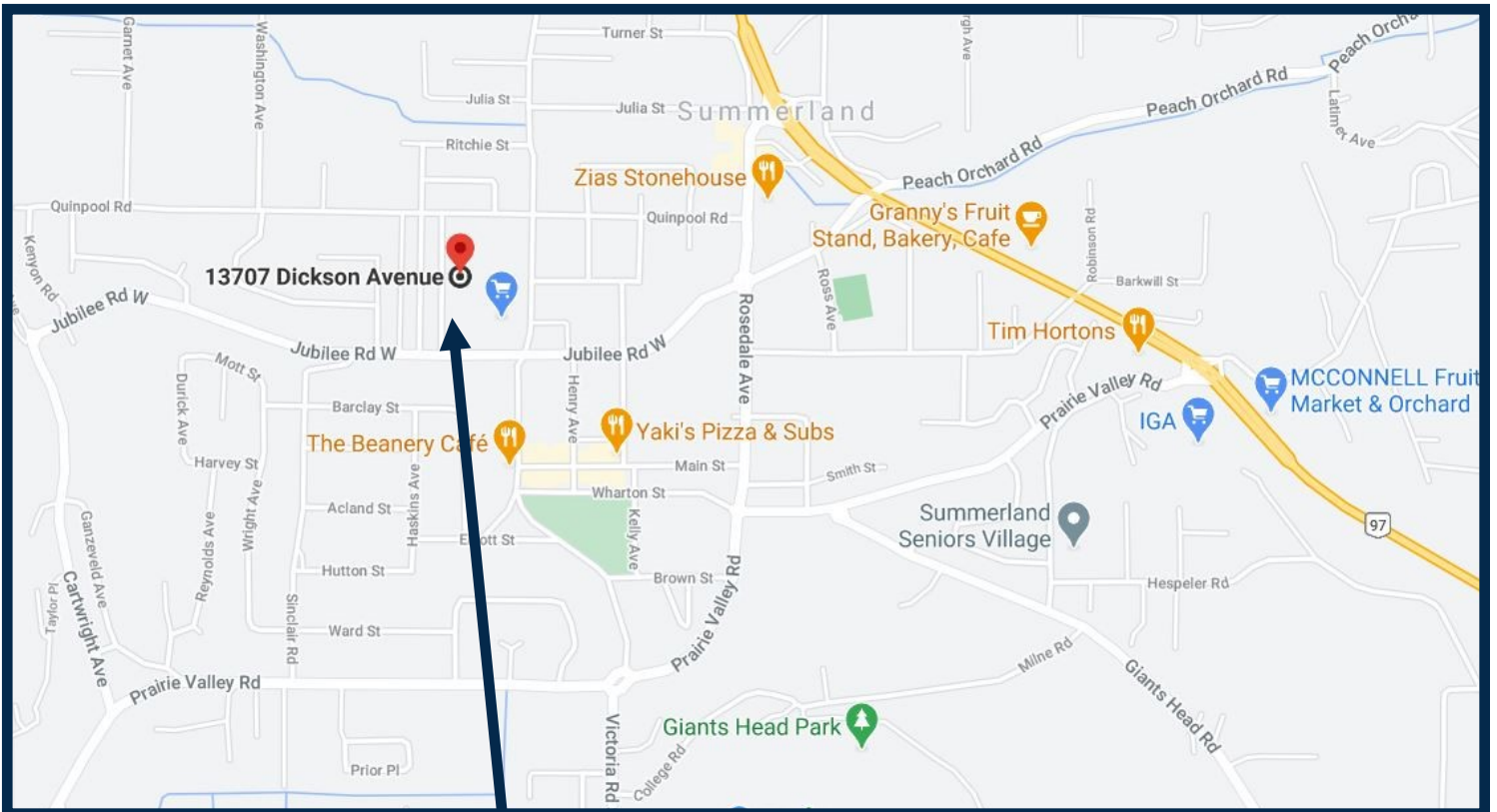
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PROPERTY SPECIFICATIONS

BEDROOMS	2	HEAT	Electric
BATHROOMS	1 1/2	COOLING	Wall A/C
STYLE	2 Storey	TAXES	\$1,420 (2020)
FINISHED FLOOR AREA	1,065Sq Ft	ZONING	RMD
YEAR BUILT	1983	P.I.D.	002-319-993
PARKING	Open	SUB AREA	Main Town
VEWS	Mountain View	WATER	Municipal
		SEWER	Municipal



FOR MORE INFORMATION

www.TammyAntrobus.com

2020 Featured Top Agent

TOP AGENT MAGAZINE

Read the article published November 1st, 2020 on my website at www.TammyAntrobus.com

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CONTRACT EXPERTISE

Real estate laws have changed so the process of working with a Seller and a Buyer can be a complicated undertaking unless you have a real estate professional working with your best interest at the forefront.

Whether you are a novice or have experience in the world of real estate I will explain the contract as well as the process so that you are confident that your transaction is going smoothly.

A Contract of Purchase and Sale can be written in such a manner that wouldn't be upheld in a court of law.

Whether you are a Buyer or a Seller, having the right realtor on your side makes a world of difference.

Tammy is the Realtor® to call. **Tammy Antrobus, REALTOR®, SRES**



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Not Intended to solicit properties already listed for sale.*