



compliments of:

TAMMY ANTROBUS, Realtor®



**LOCATION, VIEW, PRIVACY
AND A FABULOUS HOME**



**OFFERED AT AN EXCELLENT
PRICE \$879,000**

MLS® 194216

3839 VERANO PLACE

Penticton, BC V2A 9A5

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<https://www.tammyantrobus.com/3839-Verano-Place>

(250) 488-0804

WWW.TAMMYANTROBUS.COM

tammy@remax.net

Welcome to **YOUR OKANAGAN LAKE VIEW HOME**



This home and property have it all...Location, View, Privacy and fabulous Home Features.

This one level rancher has a unique layout, shows well with 3 good sized bedrooms and 2 full bathrooms.

A breathtaking lake view can be enjoyed from almost every room.

This .20 acre property is beautifully landscaped, has large outdoor patio areas and is wired for a hot tub.

The back yard is completely fenced. There are two garden sheds, 1 in the front and 1 in the back.

It is located close to golf and has easy highway access.

Don't miss your opportunity to own this fabulous home. It is within a noted Geological sensitive area.

**IF YOU WANT A UNIQUE FLOOR PLAN YOU
WILL LOVE THIS HOME**

SPECIAL FEATURES

INTERIOR FEATURES

- Bright, spacious open floor plan
- A well-designed kitchen with lots of cupboards and counter space
- Great sized rooms
- Fabulous oversized windows and sliding doors to the outside patios
- A view from every vantage point
- Corner wood stove

OUTDOOR SPACES

So many lovely choices for sitting and enjoying the fabulous Okanagan

- Fully fenced yard
- Several patio areas
- 2 storage sheds
- Gorgeous landscaping
- Electrical service ready for your Hot Tub

LOCATION

A Fabulous location only minutes to shopping and all other amenities.

- Golf Nearby
- Easy Highway Access





LIVING ROOM

- The spacious living room gets lots of light through the large picture windows
- A lovely wood stove keeps the home cozy and warm on a cold winter night
- Easy care laminate flooring throughout the main living area
- Enjoy the gorgeous view through the wall to wall windows and sliding doors



DINING ROOM

- Perfectly situated for a large family gathering just off both the kitchen and living room
- Expand the size of the room as necessary to accommodate more people



KITCHEN

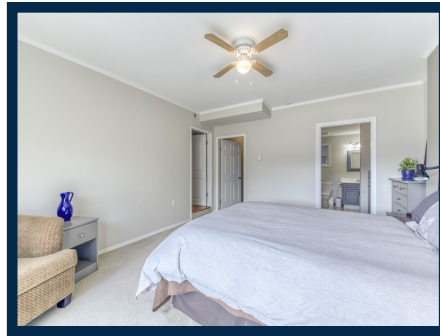
- This well thought out kitchen has plenty of storage and work space
- It is open to the dining area making dinner parties a breeze
- Meal prep is easy and enjoyable with these good quality appliances





MASTER BEDROOM

- This large master is the perfect size for an oversized bedroom suite.
- Sliding glass doors lead to the lovely deck and the gorgeous view
- There is a nice sized walk-in closet
- The 3 pce ensuite is accessed through a dressing area but could be converted into addition ensuite space



2nd BEDROOM

- This bedroom is also a very nice sized room that would be ideal for kids or guests
- It also has a fabulous view



3rd BEDROOM

- This bedroom is located at the front of the house
- It is a good sized room that could be used as an office, den or bedroom





The angled walls exhibit an interesting visual for the floorplan

COVERED ENTRY

- The covered entry door is angled off the carport
- Creating an angled bright entranceway



OPEN OFFICE AREA

- The open area off the living room and kitchen create an ideal location for your home office/ computer desk



MAIN FLOOR BATHROOM

- The updated bathroom is spacious and bright with an 8' vanity and modern fixtures.
- There is lots of storage for towels, supplies and personal toiletries
- There is a one piece bathtub/shower combo

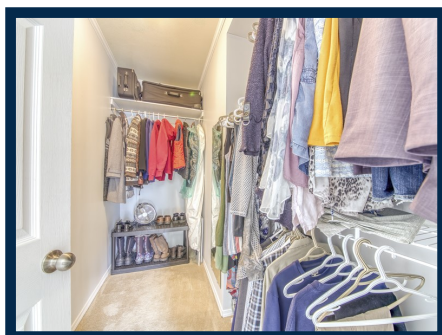
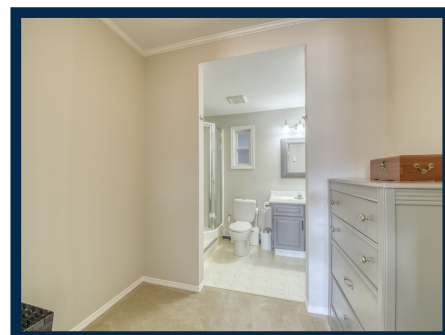
LAUNDRY ROOM

- The laundry is located in the main bathroom within the closet shown.



ENSUITE

- Currently a 3pc ensuite with a single shower but with a little reconfiguration you could easily have a full bathroom
- Create you Oasis - the walk-through dressing area could easily be converted into a larger ensuite or additional closet



WALK-IN CLOSET

- There is a good sized walk-in closet but see comments above if you want more space



BREATH TAKING VIEWS

There are no words to describe how beautiful the views are

- The lake view is unobstructed and expansive
- The night views of the city lights are phenomenal
- Seasonal changes give both a whole new look

YARD SPACE

- Fully fenced back yard
- Easy care landscaping
- Large patios
- Wiring for hot tub in place

GARDEN SHEDS

- Two garden sheds provide ample storage for your outdoor equipment and gardening supplies



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ROOM MEASUREMENTS

TOTAL LIVING SPACE **1,580**

LIVING ROOM 16-0 x 20-0

KITCHEN 9-0 x 12-4

DINING ROOM 10-5 x 12-4

MASTER BEDROOM 12-4 x 15-0

BEDROOM 11-4 x 11-6

BEDROOM 10-0 x 13-8

OFFICE AREA 10-0 x 15-0

FOYER

MAIN BATHROOM - 3PCE 5-0 x 12-0

ENSUITE - 3 PCE

LAUNDRY

Located in the closet in
the main bathroom

PROPERTY SPECIFICATIONS

TYPE Single Family

YEAR BUILT 1963

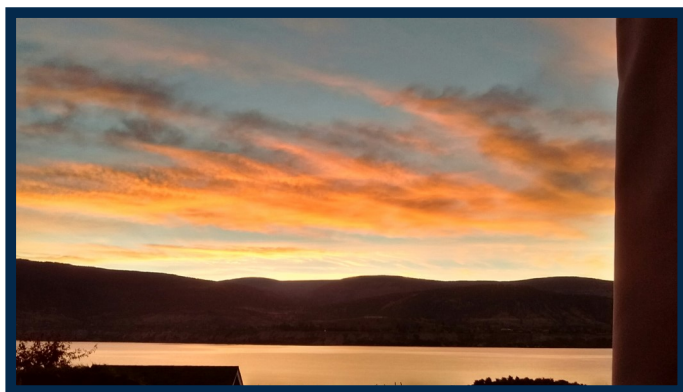
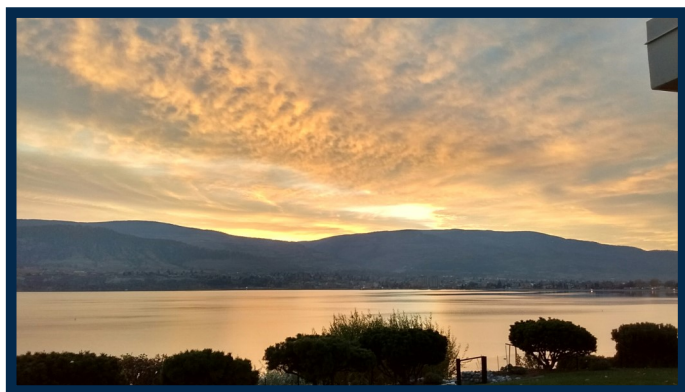
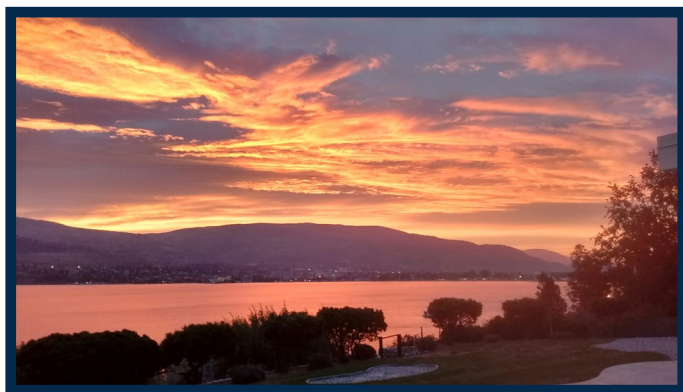
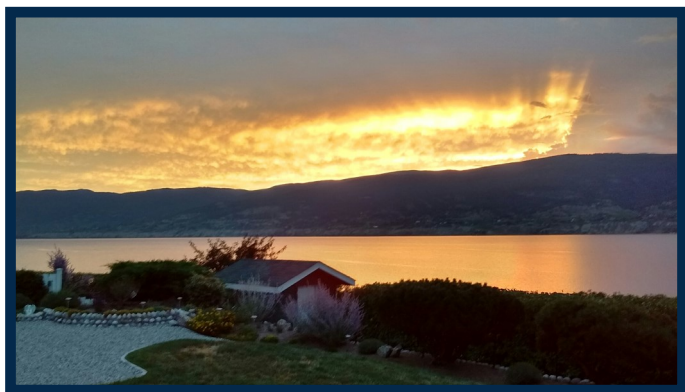
LOT SIZE .20 Acre

HEATING Electric Baseboard &
Wood Stove

LOCATION Sage/Mesa - Husula
West Bench

ALL MEASUREMENTS ARE APPROXIMATE. BUYER TO VERIFY IF IMPORTANT

BEAUTIFUL SUNRISE AND SUNSET SKIES



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A place to stay forever! Nestled between two lakes, *Penticton* enjoys long, hot summers, dry winters and more than 2000 hours of sunshine each year.



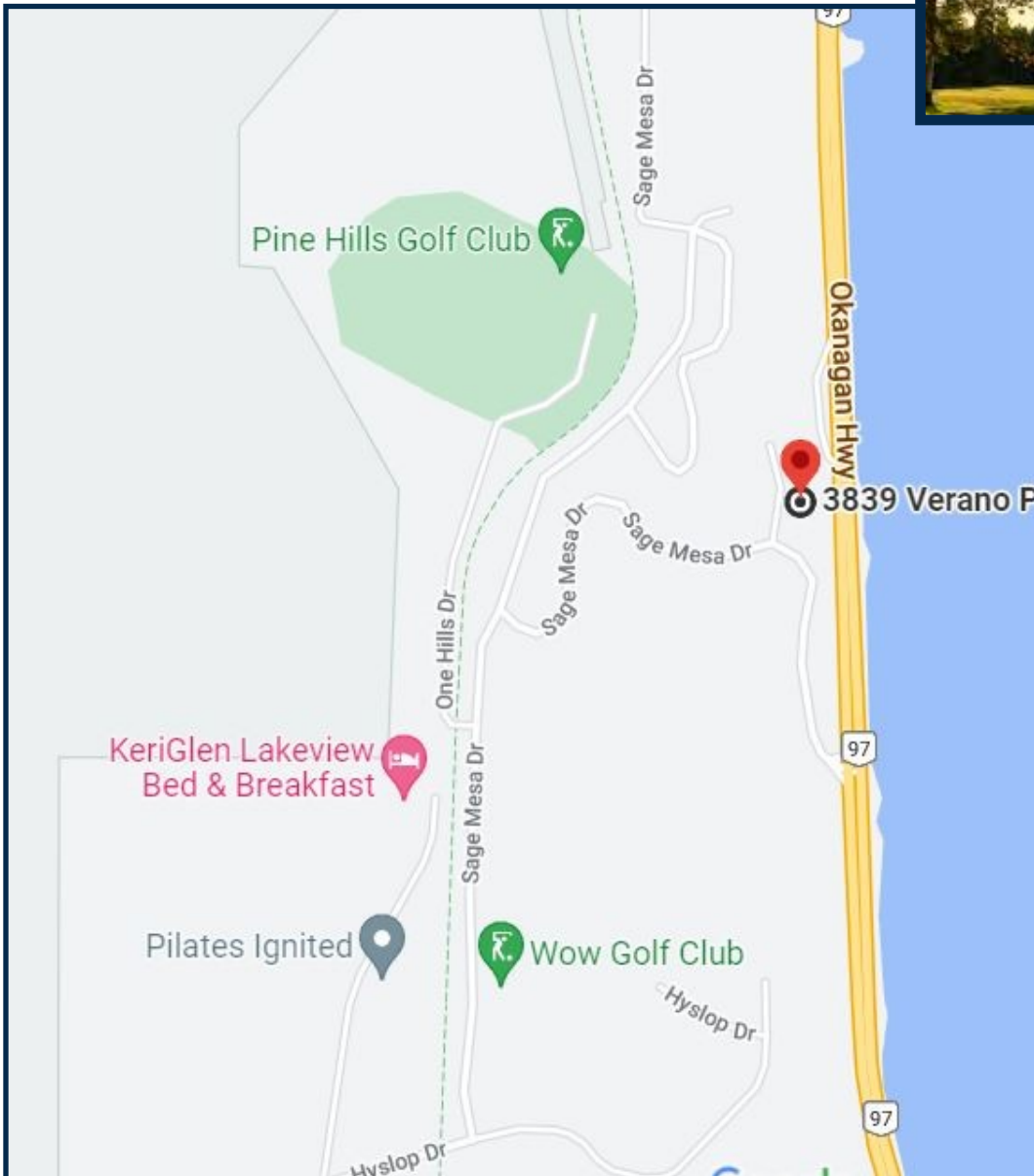
Pine Hills Golf



**South Okanagan
Events Center**



**Okanagan Lake
Beach**



WELCOME TO PENTICTON

Penticton is one of just two cities in the world situated between two lakes. Beaches and water fun are part of the summer culture here – dive in like a local and get wet. Okanagan and Skaha Beaches feature nearly 15 acres of premium, sandy beach and swimming areas. Along with all of the year-round outdoor recreational activities available, agriculture has been an important contributor to Penticton's livelihood. There are over 80 wineries in the Penticton area, 7 (soon to be 8) craft breweries, 2 cideries and 3 distilleries all within easy walking or biking distance of the downtown core.



Penticton River Chanel

Tammy Antrobus, REALTOR®
(250) 488-0804
tammy@remax.net



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10114 Main St, Summerland, BC V0H 1Z0
(250) 494-8881

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