



compliments of:

TAMMY ANTROBUS, Realtor®



**THE BEST CONDO DEVELOPMENT IN
SUMMERLAND**
Welcome to the Tamarack in Silver Birch



BEAUTIFULLY UPDATED
\$379,900

MLS® 190526

205-8412 JUBILEE RD E.

Summerland, BC V0H 1Z5

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Welcome to “Your” NEW COMMUNITY



This beautifully updated 2nd floor north facing condo exhibits gorgeous views from the enclosed balcony. It is the perfect size for retirement with 1,179 sq ft, 2 bdrms & 2 bathrooms.

The combined living/dining area is spacious and bright and is now open to the enclosed balcony. It features cork flooring and a corner gas fireplace.

The generous kitchen has lots of storage and plenty of workspace. Pull outs have been installed in the cabinets for maximum useability.

Wall to wall closets have been installed into the large master bedroom giving you excellent storage for clothes and shoe lovers. There is a 4-piece ensuite with tub/shower combo.

The separate laundry room also has great storage.

This development offers underground parking, an outdoor swimming pool, a clubhouse, a common workshop, and garden plots.

Its walking distance to downtown and has excellent highway access.

SPECIAL FEATURES

A LOVELY MOVE-IN READY HOME

- Nicely updated
- Excellent floor plan
- 2 Bedroom, 2 Baths

AN IDEAL LOCATION

- Walking distance to downtown
- Close to Okanagan Lake
- Hiking and biking trails nearby
- Great location to golf and other recreation as well

OUTDOOR SPACES

- Silver Birch has a park-like setting with gorgeous trees, gardens and pathways
- The enclosed outdoor pool offers a great place to relax and visit your neighbours
- Enclosed balcony has been converted into living space

STRATA

- This is a self managed strata
- Strata is well run and proactive
- Strata fee of \$411.00 includes the hot water
- The grounds and building are extremely well maintained
- Age 55+, Pets 14", No Rentals





Living Room

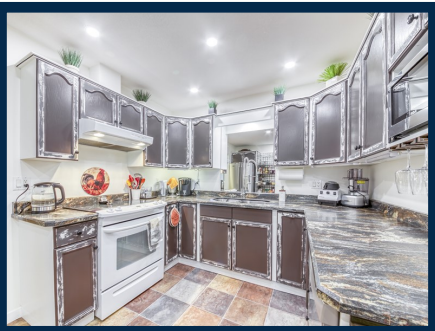
- This gorgeous living room is Bright and spacious and features cork flooring
- A corner gas Fireplace will heat the whole condo if desired.
- The enclosed balcony has been converted into living space

Dining

- This spacious dining room provides plenty of room for a large dining table plus buffet.
- It is located right next to the kitchen allowing for easy meal delivery and cleanup.

Kitchen / Breakfast Nook

- This well thought out kitchen offers great storage and good functionality.
- It features good quality appliances
- The cabinets have had pull outs installed making your storage much more convenient and useable





MASTER BEDROOM

- The large master bedroom can fit a king sized bedroom suite
- It has a full 4pc ensuite
- A wall to wall mirrored closet has been installed with an excellent pull out storage system



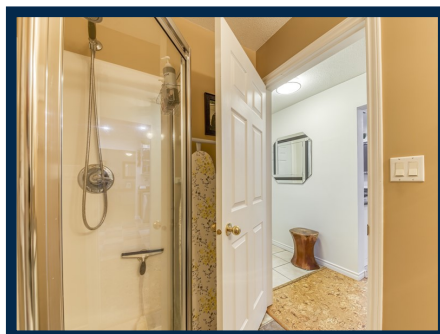
ENSUITE

- The ensuite offers lots of space
- A bathtub/shower combo
- Under sink storage as well
- Toilet has heated seat & Bidet



BEDROOM #2

- A perfect guest bedroom
- Or use it for dual purpose by installing a murphy bed or buying one of those new style desks that convert into a bed when needed.



MAIN BATHROOM

- This nice sized bathroom is centrally located but private enough
- Walk-in Corner Shower
- Toilet has heated seat & Bidet

ENCLOSED BALCONY



- The enclosed balcony has been converted into living space
- It has been insulated and new windows installed.
- A separate door gives access to an outdoor space

LAUNDRY AND FOYER



LAUNDRY

- Side by side or stackable Front Loading Oversized Washer and Dryer
- Lots of Storage



FOYER

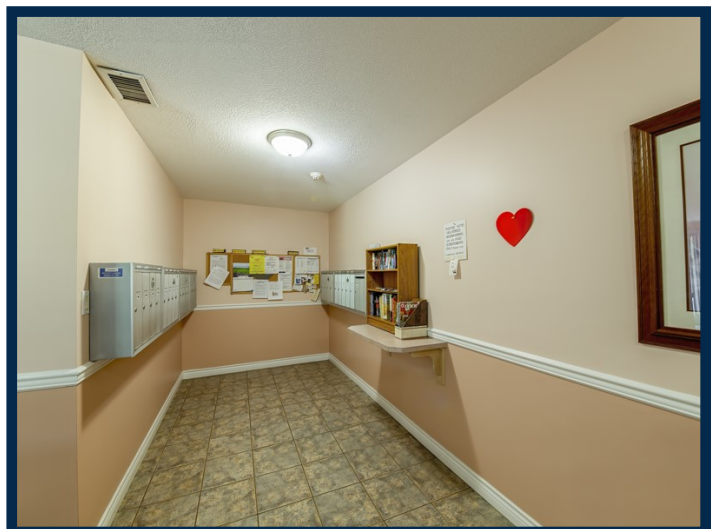
- A good sized foyer with room for a bench
- A closet at the end of the hall

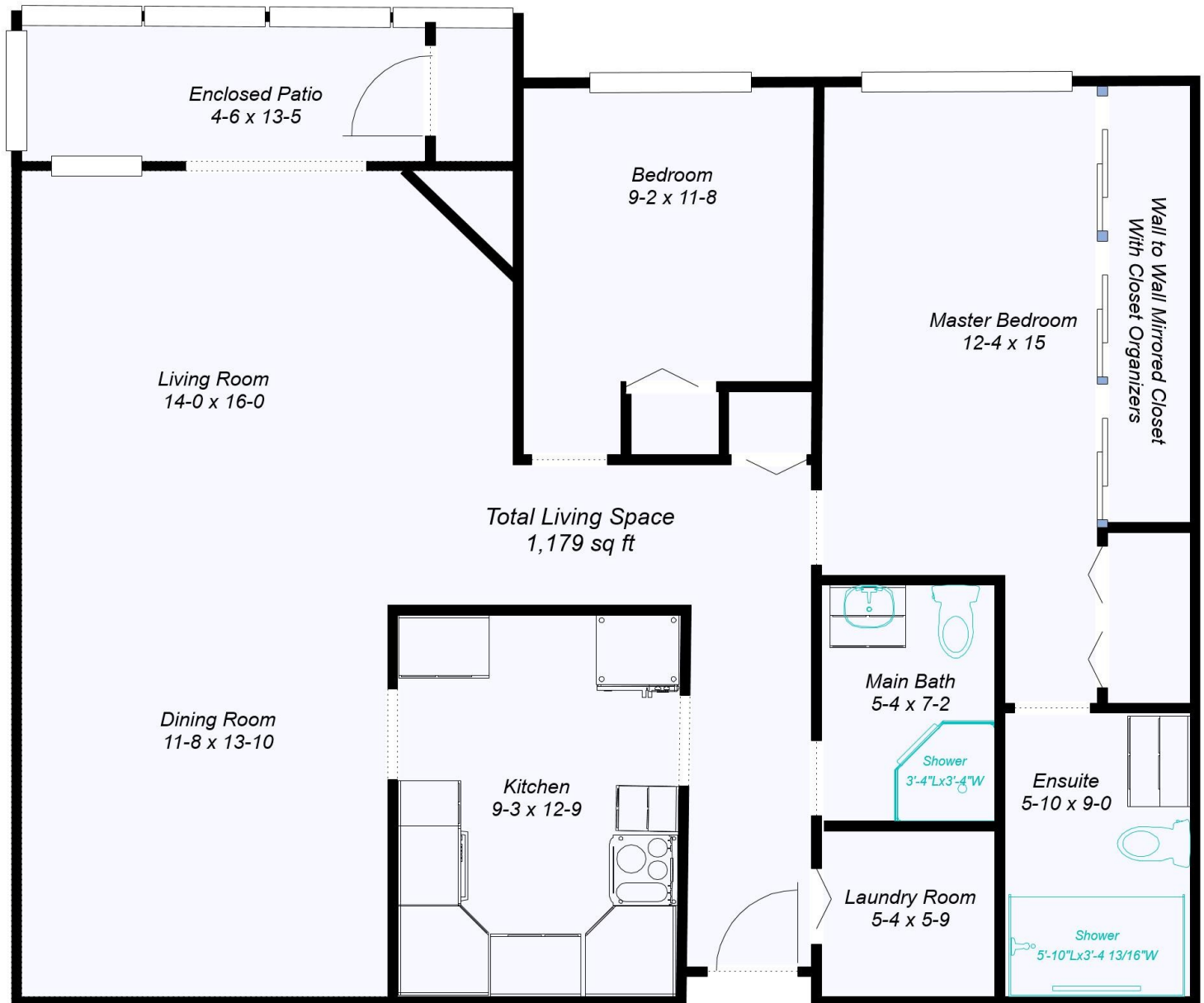
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PROPERTY SPECIFICATIONS

BEDROOMS	2	COOLING	Wall Air Conditioner
BATHROOMS	2	TAXES	\$1,763.00 (2020)
HOUSE STYLE	2nd Floor North Facing	ZONING	RMD
FINISHED FLOOR AREA	1,179 Sq Ft	P.I.D.	024-333-654
YEAR BUILT	1998	SUB AREA	Summerland - Main Town
GARAGE	Underground Garage	WATER	Municipal
VIEWS	Mountain View	SEWER	Municipal
HEAT	Electric Baseboard, Gas Fireplace		





ROOM MEASUREMENTS

LIVING ROOM	14 x 16	MAIN BATHROOM	5-4 x 7-2
DINING ROOM	11-8 x 13-10	ENSUITE	5-10 x 9-0
KITCHEN	9-3 x 12-9	LAUNDRY	5-4 x 5-9
MASTER BEDROOM	12-4 x 15	ENCLOSED BALCONY	4-6 x 13-5
BEDROOM	9-2 x 11-8		

All measurements approximate. Buyer should verify if important.

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Development Entrance



Front Courtyard



Beautiful Grounds



Walkway to Clubhouse & Pool



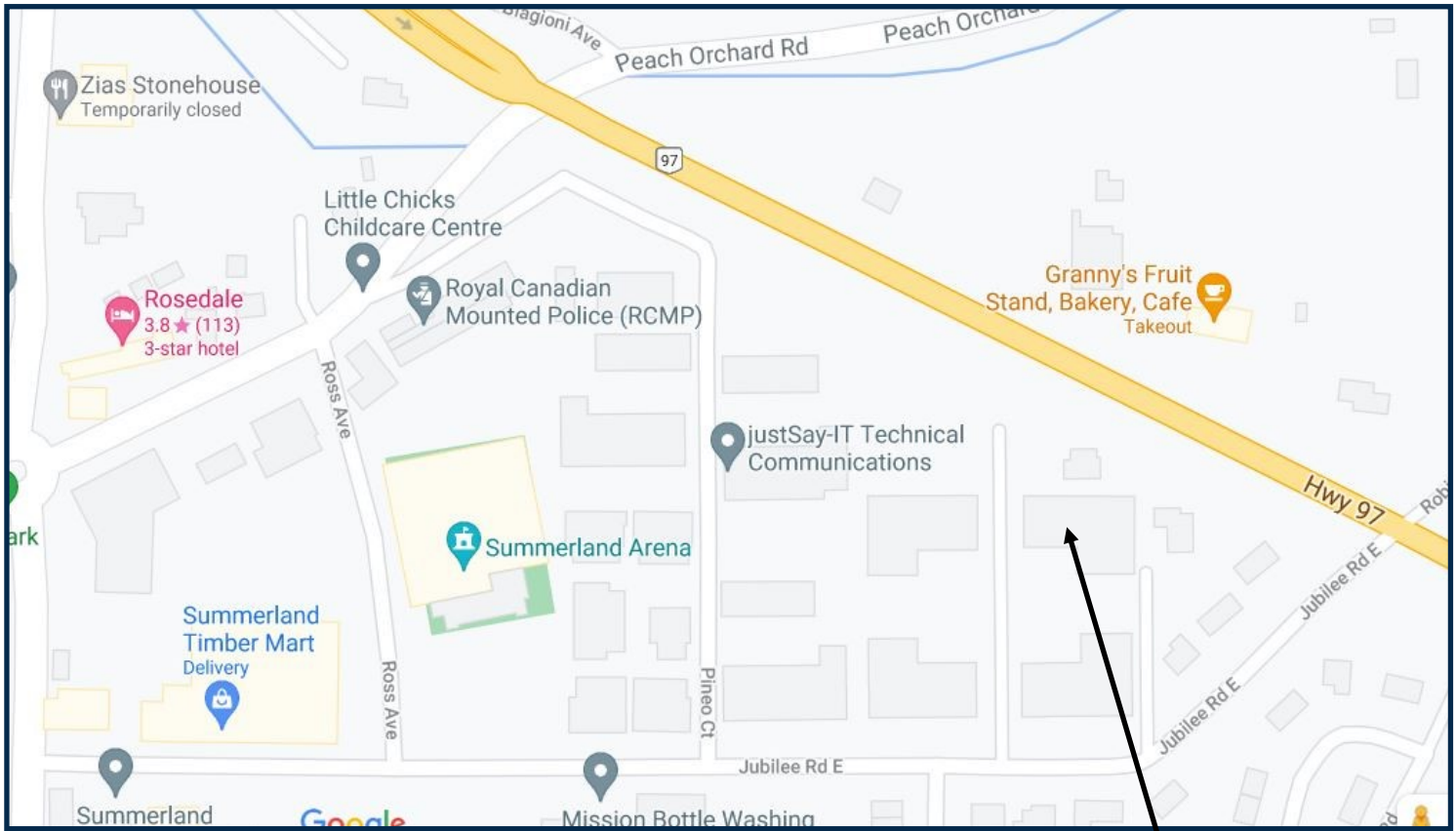
Parklike Grounds



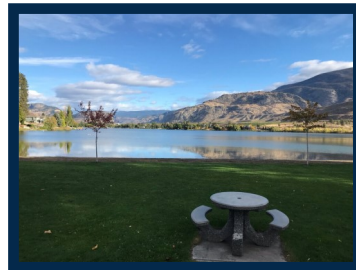
RV Parking



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Giants Head Mountain



Okanagan Lake



8412 Jubilee Rd

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](https://en.wikipedia.org/wiki/Summerland)



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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Not Intended to solicit properties already listed for sale.*