



compliments of:

**TAMMY ANTROBUS, Realtor®**



# A UNIQUE FAMILY HOME IN A FABULOUS LOCATION



**OFFERED AT AN EXCELLENT  
PRICE \$789,900**

MLS® 198057

**8014 VICTORIA RD S**

Summerland, BC V0H 1Z2

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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.

# An ARTISTS HAVEN



Are you looking for a Unique Home with many beautiful features like no other?

This 2 level Southwestern adobe style home offers almost 3,000 sq ft with the ability to suite it if desired. The beauty is in the detail, from the hand painted wall décor to the unique moulding accents and then to the outside spaces. There are artistic enhancements everywhere you look.

Some stained-glass features will remain, and some beautiful hand made barn doors in place.

The lower level has an area already designated for a second kitchen. There are two driveways and a separate entrance.

The .44 of an acres offers an easy care yard that is planted to drought resistant foliage, has a garden area for veggies, and offers a ton of privacy.

You will love the location as its on the outskirts of the downtown but really only 5 minutes away. It is on the school bus route so perfect for school aged children. There are so many details to note. Measurements taken from iGuide.

## INTERESTING FACTS

### ORIGINAL HOUSE

- The center of this house was originally relocated from the downtown core of Summerland and placed on a foundation basement in 1974.

### RENOVATION

- The whole house was substantially renovated and added onto to create this fabulous floorplan

### INTERIOR FINISHING

- Everything has been designed for durability
- Custom Cabinetry, Doors and Windows
- Artistic accents throughout

### OUTDOOR SPACE

- Xeriscape landscaping with drought tolerant plants
- Hand built retaining benches designed to catch rainwater for the landscaping
- Vegetable garden area
- Rain storage system for watering plants environmentally
- Custom icicle protection for the home on the North wall





## ENJOY BRIGHT SPACIOUS MAIN FLOOR LIVING SPACES

### Living Room

- A perfect sized living room for a formal visit
- Large windows for maximum light
- The Electric Fireplace is ideal to add a little extra heat and ambiance to the room. Could be converted back to a wood stove if desired.



### Kitchen / Eating Area

- This custom kitchen offers plenty of storage and great work flow.
- The island serves as a great eating area but also has storage
- The screened in porch is just off the kitchen



### Dining Room

- This formal dining room is located just off the kitchen.
- It has lovely wood floors and plenty of space for a buffet.
- Or you could convert into another bedroom as it does have a closet as well.





## MAIN FLOOR

### PRIMARY BEDROOM

- What a lovely room with so many artistic touches
- A feature wall with metal tiles, moulding accents made of stones, carvings in the wall and wall accents
- There is a door that leads to the sun room.
- The section on the side is noted as the den but is part of the primary bedroom
- The armoire does not remain with the house

### WALK-IN CLOSET

- There is a good sized walk-in closet

### SUNROOM / ELEVATOR

- The sunroom serves as an entrance for the upper floor.
- It features large secured double doors for the winter that cannot be opened from the outside
- There are exchangeable double steel gates that can be installed for the nicer months of the year
- The **Elevator** comes up in the sunroom from the Garage below (see details about the elevator in the back of the brochure)





## LOWER AREA - SUITE POSSIBILITES

- There is a separated area from the rest of the house and could easily be suited. The following rooms could be included in the suited area.

## LOWER FAMILY ROOM

- A large room with built-in cupboards, and a wood stove
- There is a 100 amp electrical service located here as well

## LOWER KITCHEN

- Just off the Family Room this kitchen area is already set up.
- There is a stove hook-up behind the cabinet on the right but has never been utilized



## BEDROOM

- This bedroom is right off the family room.
- It's a nice size and has a double closet





### LOWER AREA BEDROOM

- Here is a lovely cozy bedroom that is separate from the area that could be suited

### LOWER ENTRANCEWAY/ HALLWAY

- Enter from the garage, into the workshop and to the entry way.
- The custom door is solid and stylish
- Built-in coat and shoe storage systems in place

### UTILITY ROOM

- The furnace and hot water tank and another electrical service are located here

### WORKSHOP

- There are two workshops side by side. Both are insulated but not completely finished.
- They could easily be converted to provide more living space

### GARAGE

- The single car garage is 23' 5" x 11' 4"
- The elevator is located at the front of the garage that lifts up into the Sunroom



**SCREENED PORCH**



**BACK YARD**



**ICE PROTECTION & GARDEN**



**BACK XERISCAPE YARD**



**BACK PROFILE**



## EXCLUDED ITEMS

- Stained glass windows not included – Large stained-glass windows in the living room.
- Armoire in the Master Bedroom is not attached and will be removed.
- Stained Glass barn door in the hall between the Master Bedroom/Bathroom & Office area (a new barn door will be installed).
- The Steel Gate on the interior stairs will be removed.
- The valances over the window with the decorative leathers etc will be removed.
- Plug-in electric wall sconces will be removed.
- The Steel Gate on the lower front entry will be removed.
- Appliances won't be included in.
- Folding Screen in Sunroom.
- Water Storage Tank on the South side of the house.
- The Dining Room Light Fixture and the Eating Area Light Fixture will be replaced with something more appropriate for the areas.
- The Bell Feature on the South Side of the house will be removed as it is Not Safe.

### HOUSE STYLE

2 Storey  
Southwestern  
Territorial Adobe  
Style Home

### FINISHED FLOOR AREA

2,917 sq ft

### RE-BUILT

1974

### GARAGE

Single Car

### SUB AREA

Main Town  
Summerland

### P.I.D.

002-937-107

### WATER

Municipal

### SEPTIC INSTALLED

Concrete Tank  
8'L X 4'W X 5'H

### ELEVATOR

Comes up from the  
Garage into the  
SunRoom

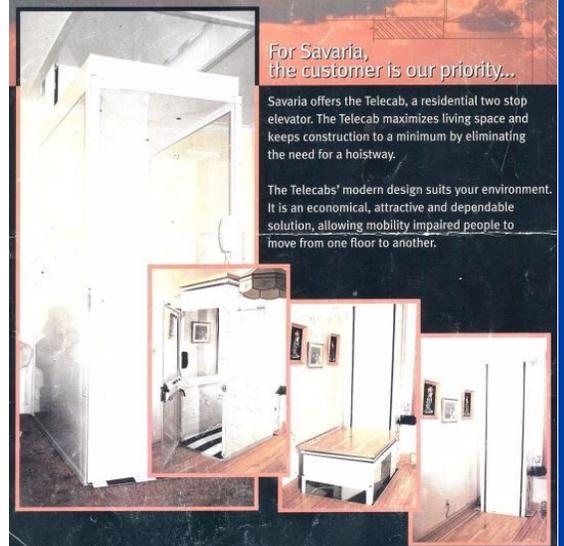
### HEAT

Oil Furnace / Wood  
Stove / Electric  
Fireplace

## ELEVATOR

- Completely Enclosed single person elevator
- Has Safety features built in so that it won't go up if there is anything on top of the shaft in the Sun Room
- There is a phone installed in case of emergency

### The Telecab Residential elevator



## EXTRA FEATURES

- Fully enclosed elevator with built in security features.
- 2<sup>nd</sup> Kitchen. There is a stove hookup behind the cabinet on the right
- Exchangeable doors on the Sunroom.



**ROOF** - The seller believes the roof is approximately 10 years old – Buyer to confirm the age with an inspection if important

**OIL FURNACE** – The furnace was installed within the last 10 years and is maintained annually and is in good condition – Buyer to confirm with an inspection if important.

**SEPTIC** – the tank is 8' x 4' x 5' concrete tank. It was emptied and inspected 1 ½ years ago and is in excellent condition. A steel cylinder and cover was installed above it so that it is easy to locate.

**FLOORING** – The living room floor is painted board. There is cork flooring in the master bedroom but they could not install it under the bed as the bed was too hard to move. The cork flooring is a great subfloor for other materials to be installed on top. The basement floor is painted concrete.

## INTERESTING FACTS

The original house was moved from a downtown location and put on a foundation in its current location. Then the house was completely gutted, and more house was built around the original in 1974. The photo album of the construction will be available for viewing at the house.

## UTILITY COSTS

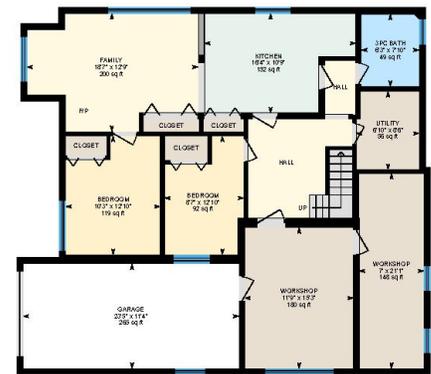
- Oil cost for oil furnace – approximately \$1,500/year
- District of Summerland Utilities – \$182.25/mth on average (with discount \$164.55)
- It takes about 2 cords of wood/yr at a cost of approximately \$250/cord

### 8014 Victoria Rd S, Summerland, BC

Main Building: Total Exterior Area Above Grade 2917.41 sq ft



Main Floor  
Exterior Area 1532.64 sq ft



Basement  
Exterior Area 1384.77 sq ft

0 4 8 ft

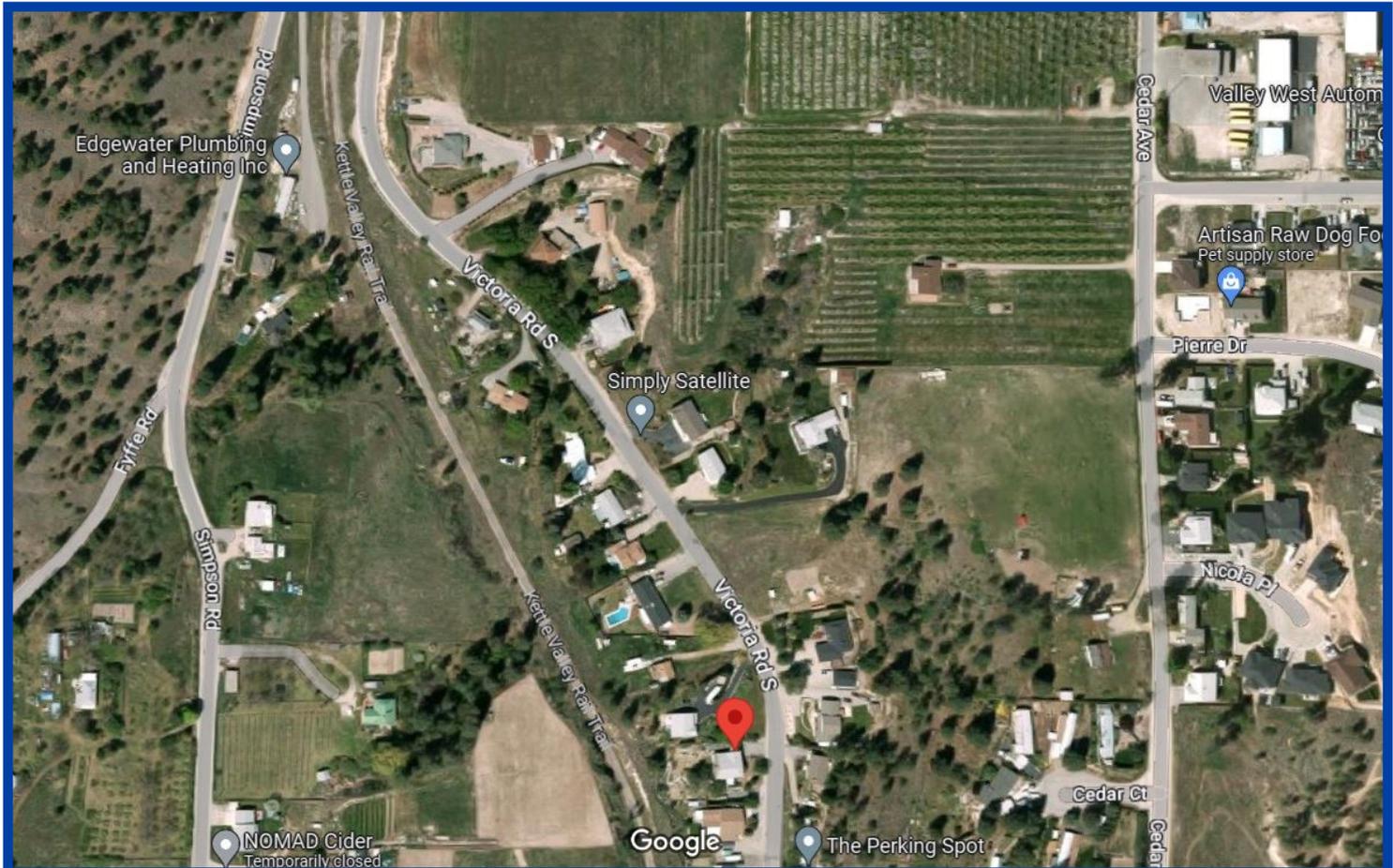
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2023/02/28



# 8014 VICTORIA RD S, SUMMERLAND, BC V0H 1Z2

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



**Giants Head Mountain**



**Okanagan Lake**



**Wineries**

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](#)



**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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Each Office Independently Owned and Operated

The above information is from sources deemed reliable it should not be relied upon without independent verification.

Not Intended to solicit properties already listed for sale.\*