



192 Nicola Place Summerland British Columbia

\$965,000

\$8000 CREDIT TO BUYER FOR CLOSING/MOVING COSTS! PRICED BELOW ASSESSED VALUE! SPACIOUS, 6 bedroom, 3 bath home, which includes a 2 bed, 1 bath LEGAL SUITE, is on a quiet cul-de-sac yet minutes to downtown Summerland, schools, and trails. Main residence offers MAIN FLOOR living with an OPEN CONCEPT living/dining/kitchen area that leads onto the deck to enjoy the mountain views. Completing this floor with large 3 bedrooms, 2 FULL baths, laundry room, double garage, and laundry. Main bedroom offers a PRIVATE 5 pce ENSUITE and walk-closet. Downstairs completing the main home there's an additional bedroom, storage space, and HUGE recreation room to convert into a theater, gym, or an additional family room. LEGAL SUITE with 2 bedroom, 1 bathroom is on the lower level providing an opportunity for mortgage assistance or multi-generational living (currently vacant). FULL FENCED backyard includes a dedicated gardening area. Lots of ample open parking in the driveway for trailers/boats and an attached DOUBLE garage for extra outdoor toys! QUICK POSSESSION IS AVAILABLE! By appointment only. Measurements approximate only - Buyer to verify if important. (id:6769)

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|---|----------------------------|
| Utility room 15'11" x 13'6" | Bedroom 10'3" x 13'3" |
| Recreation room 20'2" x 19'1" | Living room 15'4" x 12'6" |
| Storage 10'11" x 5'0" | Dining room 16'8" x 10'5" |
| Storage 9'11" x 5'4" | Kitchen 11'7" x 12'1" |
| Bedroom 13'5" x 16'9" | Full bathroom 7'0" x 11'4" |
| Foyer 10'1" x 7'10" | Bedroom 7'0" x 11'10" |
| 5pc Ensuite bath Measurements not available | Kitchen 8'2" x 11'9" |

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