



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)

Utility room 15'11" x 13'6"

Recreation room 20'2" x 19'1"

Storage 10'11" x 5'0"

Storage 9'11" x 5'4"

Bedroom 13'5" x 16'9"

Foyer 10'1" x 7'10"

5pc Ensuite bath Measurements not available

Bedroom 10'3" x 13'3"

Living room 15'4" x 12'6"

Dining room 16'8" x 10'5"

Kitchen 11'7" x 12'1"

Full bathroom 7'0" x 11'4"

Bedroom 7'0" x 11'10"

Kitchen 8'2" x 11'9"

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