6521 BELLEVUE DR, OLIVER, BC

Home Information Sheet

The Home:

- ◯ Panoramic Views of Mountains & Vineyards
- ◯ 2909 Sq Feet
- ◯ 2 Gas Fireplaces
- ◯ Perfect for Entertaining

Utilities

- ◯ Fortis electricity average $301.48/month
- ◯ Fortis Natural Gas $161.47/month
- ◯ Town of Oliver Utility costs $80.51/month (2 extra green bins)

Outdoor Spaces:

- ◯ 0.50 Acre Lot
- ◯ In-ground Heated Salt Water Pool
- ◯ Stamped Concrete Patio with Pergola
- ◯ 1 Covered Deck, 1 Covered Patio, Patio Pool Space, 2 Pergolas
- ◯ Mature Landscaping
- ◯ Mini Putt Golf Course in Front Yard
- ◯ Underground Irrigation
- ◯ Vinyl Fencing

Renovations:

- ◯ Main Bathroom: Quartz Countertops, Marble Backsplash, Heated Tile Floor, Heated Towel Rack, Tiled Shower with Rain Shower Head, Jetted Tub Hardwood and Tile Flooring
- ◯ Wood Feature Beam
- ◯ 2 Custom Rock Fireplaces
- ◯ Modern and Upscale Finishings
- ◯ Kitchen: Under Cabinet
- ◯ Lighting & Tile Backsplash
- ◯ Pot Lights
- ◯ Stairwell Lighting
- ◯ Surround Sound Ceiling and Wall Speakers on Both Floors

Additional Features:

- ◯ Dual Access from Both Sides of Property
- ◯ RV Parking with Sani Dump
- ◯ 2 Covered Parking Spaces &
- ◯ 4 Additional Spaces
- ◯ Zoned RS1

Have any questions? Reach out at katie.amos@century21.ca

6521 Bellevue Dr, Oliver, BC

Entry Level Exterior Area 941.12 sq ft
Interior Area 864.55 sq ft



PREPARED: 2024/10/22

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.

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Main Floor Exterior Area 806.80 sq ft
Interior Area 740.15 sq ft



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Basement (Below Grade) Exterior Area 787.96 sq ft
Interior Area 689.96 sq ft
Excluded Area 170.92 sq ft



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