

		26-130 COLEBROOK RD				
		Area Sub Area Property Type Style Taxes	Kamloops Tobiano Half Duplex Basement Entry \$0 (2024)	Listing Status Current Price Possession Title	Sold \$685,000 Freehold	
		MLS® Year Built Zoning DOM	176946 2024 CD-1A 62	PRICE HISTORY		
				Original Price Sale Price Sale Date	\$685,000 \$673,000 Apr 29/24	
INTERIOR		STYLE		FEATURES		
Bedrooms Above Grade Bathrooms Ensuite Fireplaces Rough In Fireplaces Flooring	3 2 1 (1) - Mixed	Exterior Finish Roof Construction Access Basement Type Bsmt Devel Foundation	Hardie Board Asphalt Shingle Frame Concrete Poured	Heating Fuel Water Sewer Type Dist to Schools Dist to Transp	Furnace, Forced Air Gas (Natural) Commercial Sewer Connected	
COMPLEX						
Complex Name Laundry Shared Amenities Assessment Includes	Summers Landing at Tobiano In Unit Management, Recreation Fac., Insurance, Yard Maintenance			Monthly Assessment Floors In Building Units In Building Units In Complex	\$489.05 95	
Total Sqft: 1,664				EXTERIOR FEATURES		
	Bsmt	Main	Above	Other	Lot Width Lot Depth Parking Spaces Parking Types Site Influences	Lot SqFt Lot Acres
Totals (sqft)	226	694	744			
Bedroom			10x8'9		Garage (2 car) Nearby: Golf, View, Nearby: Waterfront, Pet Allowed with Restrictions	
Bedroom			8x8'9			
Bathroom		2pc	4pc			
Dining		9x9				
Ensuite			4pc		Outdoor Area	
Kitchen		16x10'5			Equipment Included	Appliance: Dishwasher, Appliance: Refrigerator, Appliance: Washer & Dryer, Air-conditioning, Central, Window Coverings, Appliance: Stove, Appliance: Microwave
Laundry		5x5				
Living		19x13				
Mudroom	6'9x8'9					
Mast BR			13'5x11'5			
LEGAL						
PID Number Legal	000-000-000 SL75, Lot B, Sec 33&34, Township 20, Range 20, Strata plan KAS3752					
<p>Welcome to Phase 10 in Summers Landing. This phase consists of 4 new half duplex homes to start construction spring of 2024 with an estimated completion of winter 2024. The list price will be discounted by \$15,000K should be it be pre-sold before completion. Quartz counter tops in the kitchen and bathrooms, electric FP. The garage is going to be the envy of the entire development being 34ft long and 18ft wide. Plenty of room for 3 vehicles, toys or a workshop, electric car rough in. This home has a great view of the 11th fairway. These homes also have a large Summer View clubhouse that has an outdoor pool and hot tub, full gym, lounge with pool table and fire place as well as a full kitchen and BBQ area for all your entertaining needs. GST is applicable, no PTT. Pets and rentals allowed with restrictions. Strata is estimated to be \$489.05/month. Estimated completion is end of 2024. Developers disclosure statement available upon request. Listed By: ROYAL LEPAGE WESTWIN RLTY.</p>						