

**Real  
Estate**

# **Auction**



**Wednesday, June 10th, 7:00 pm.**  
**Auction to be held on site, 550 Elliot Ave.,  
Kelowna, B.C.**

*6 new creekside townhomes will be sold by  
unreserved Auction to the highest bidder,  
regardless of price.*

**End unit sold for  
\$250,000.00,  
June, 1996**

**5 townhomes appraised for  
\$212,000.00 each,  
April, 1998**

**End unit appraised  
for \$222,000.00,  
April, 1998**



**YOU'RE INVITED...**to drop in during the  
open houses, held daily, 3 – 7 pm., to view the  
townhomes and to learn the many  
benefits of buying Real Estate by public  
Auction.

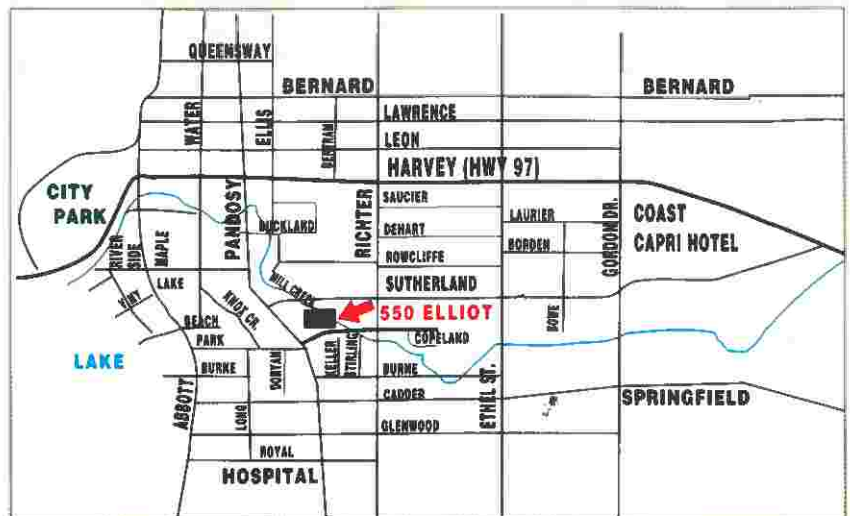
Real Estate Auction  
Kelowna, B.C.

# Unreserved Real Estate Auction, 6 luxury townhome Auction

**DEXTER LANDING** is a seven unit, two storey townhome project constructed approximately two years ago, in Kelowna, B.C. Six of the townhomes are offered for sale by Auction. The units are new and have not been occupied. The property is fully landscaped and has underground sprinklers. The large lawn and flower garden area face onto Mill Creek for the very best in privacy and view. A common lane at the side of the development provides access to the rear driveway under the townhomes, leading to the built in garages for each unit. The development is across the street from older single family homes which have been designated for future residential development. The interiors are traditional plans of approximately 1,810 sq. ft. plus 600 sq. ft. of double garage. There are also 2 large balconies. Features include 8'9" ceilings with custom moldings and detailing, archways and interior columns, natural gas fireplaces, maple cabinets, custom drywall detailing, 2 bedrooms and den (loft), 3 bathrooms and air conditioning. There is a 5 year B.C. Government New Home Warranty on each townhome.



*Each unit will be sold regardless of price!*



*AUCTION held On Site, June 10th, 7:00 pm*

## TOWNHOME FEATURES:

### EXTERIOR:

- ~ Heritage period architecture
- ~ Quality stucco details and finish
- ~ Cedar highlights
- ~ Double garage, finished with 2 man doors and overhead double door
- ~ Professionally landscaped grounds
- ~ Exposed aggregate walkways
- ~ Boxed out windows accented with cedar
- ~ Private creekside location on Mill Creek approximately one-half mile to downtown Kelowna and close to the hospital

### INTERIOR:

- ~ Ceramic tiled foyer and master suite area
- ~ Natural gas fireplace
- ~ Built-in microwave and dishwasher
- ~ Large utility room for washer and dryer
- ~ Roughed in vacuum
- ~ 3 bathrooms
- ~ Central air-conditioning
- ~ Forced air heating
- ~ Prewired for telephone and cable
- ~ Engineered "silent" floor system
- ~ Designer light fixtures and upgraded switches
- ~ Heritage doors with recessed panels
- ~ 2 bedrooms and loft area for den
- ~ Walk-in closet in master bedroom
- ~ Raised soaker tub and angled shower
- ~ Acrylic glass block wall portrait



**es, Kelowna, B.C., Wednesday, June 10th 7:00 pm.  
eld on site.**

<b>UNIT NO.</b>	<b>LEGAL DESCRIPTION</b>	<b>STRATA Monthly Fee</b>	<b>TAXES</b>	<b>ASSESSED VALUE</b>	<b>APPRAISED VALUE</b>	<b>AUCTION VALUE</b>
102	Lot 2, D.L. 14, O.O.Y.D. Strata Plan KA51739	\$95.85	\$2,462.30	\$204,900.00	\$212,000.00	
103	Lot 3, D.L. 14, O.O.Y.D. Strata Plan KA51739	\$95.85	\$2,462.30	\$204,900.00	\$212,000.00	
104	Lot 4, D.L. 14, O.O.Y.D. Strata Plan KA51739	\$95.85	\$2,462.30	\$204,900.00	\$212,000.00	
105	Lot 5, D.L. 14, O.O.Y.D. Strata Plan KA51739	\$95.85	\$2,462.30	\$204,900.00	\$212,000.00	
106	Lot 6, D.L. 14, O.O.Y.D. Strata Plan KA51739	\$95.85	\$2,462.30	\$204,900.00	\$212,000.00	
107	Lot 7, D.L. 14, O.O.Y.D. Strata Plan KA51739	\$95.85	\$2,508.09	\$209,000.00	\$222,000.00	

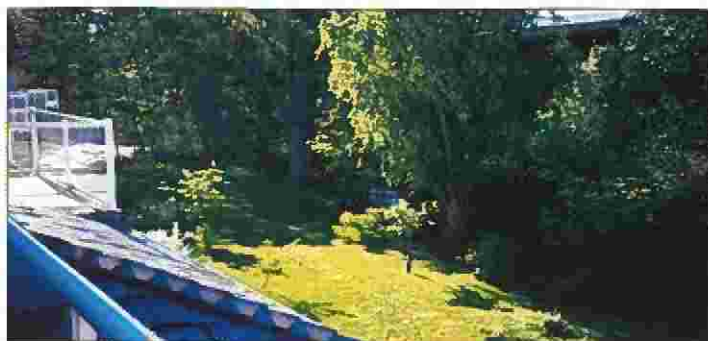
*The Auction is unreserved with no minimum price. Please attend the open houses for additional information and for the many benefits of buying by Public Auction.*



*Roadside View*



*Creekside View*



*Back Yard from Balcony*



*Under Building Garages*



*Interior*



*Interior*