

\$2,285,000 - 7413 Kirk Avenue, Summerland

MLS® #10323390

\$2,285,000

4 Bedroom, 2.00 Bathroom, 2,225 sqft

Single Family on 0.61 Acres

Trout Creek, Summerland, British Columbia

*Wow...Summer is here and the listing price on this spectacular waterfront property has just been reduced by \$274K to less than the BC assessed value & Seller wants it sold to settle the Estate. Built in 1959, this contemporary home was ahead of its time, featuring high ceilings and large windows in the main living and kitchen areas, transitioning to standard 8-foot ceilings throughout the rest of the house. Situated on the lovely shores of Okanagan Lake, the property boasts a timeless appeal though it has seen a lack of routine maintenance in recent years. While structurally sound, the home requires extensive updating. The Seller has recently acquired the foreshore property between the old 'legal' property line & basically the high water mark of Okanagan Lake by way of the 'accretion' process. This has increased the lot size by almost 6,000 sq ft to .615 acres of completely flat property. Located in exclusive Trout Creek, it is just minutes from local amenities, including an elementary school, tennis courts, a boat launch, Powell & Sunoka beaches. Fully serviced, the lot offers the potential for a carriage house, subject to approval—a unique opportunity as large waterfront lots like this are increasingly hard to find. (id:6289)

Built in 1959

Essential Information



Listing #	10323390
Price	\$2,285,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	2,225
Acres	0.61
Year Built	1959
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7413 Kirk Avenue
Subdivision	Trout Creek
City	Summerland
Province	British Columbia
Postal Code	V0H1Z9

Amenities

Amenities	Park, Recreation, Schools
Features	Level lot, Private setting, Treed
Parking	Carport
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Heating	Forced air, See remarks
# of Stories	1

Exterior

Exterior Features	Landscaped, Level
Roof	Other

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Chamberlain Property Group
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