

	6656 YELLOWHEAD HIGHWAY S		Listing Status	Active
	Area	North East	Current Price	\$1,593,000
	Sub Area	Barriere	Possession Title	Freehold
	Property Type	Single Family Dwelling	PRICE HISTORY	
Style	Two Storey	Original Price	\$1,593,000	
Taxes	\$496 (2019)	Sale Price		
MLS®	154712	Sale Date		
Year Built	2012			
Zoning	RL-1			
DOM	2			
Assessment				

INTERIOR	STYLE	FEATURES
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Bedrooms Above Grade 3	Exterior Finish Wood Siding, Hardie Board	Heating Baseboard, In-floor
Bathrooms 1	Roof Metal	Fuel Electric
Ensuite 1	Construction Frame	Water Well, Drilled
Fireplaces	Access Gravel Driveway	Sewer Type Septic Installed
Rough In Fireplaces	Basement Type Slab	Dist to Schools
Flooring Vinyl/Lino, Mixed, Tile	Bsmt Devel	Dist to Transp
	Foundation	

Total Sqft: 1,500	EXTERIOR FEATURES
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Totals (sqft)	Bsmt	Main	Above	Other	Lot Width	Lot SqFt	4,356,000
Ensuite		1,141	359		Lot Depth	Lot Acres	100.00
Bathroom		4pc			Parking Spaces		
Bedroom			3pc		Parking Types		
Kitchen		13'3x10'10			Site Influences	View: Water, Setting: Rural, View, Setting: Private, View: Panoramic	
Living		16'5x15'11			Outdoor Area		
Entrance		18'11x14'11			Equipment Included	Appliance: Dishwasher, Appliance: Refrigerator, Appliance: Washer & Dryer, Appliance: Stove	
Other		7'1x13'1			LEGAL		
Bedroom		9'9x8'2			PID Number	030-759-552	
Laundry		11'9x11'7			Legal	LOT A DISTRICT LOTS 1712 AND 79 KAMLOOPS DIVISION YALE DISTRICT PLAN EPP70497	
Mast BR			10'10x15'6				

Agent Information		Commission Split	SEE REALTOR REMARKS
Date Listed	Dec 16/19	Expiry Date	
Conditions		Condition Removal Date	
Realtor Remarks	Split Comm: 2.5% less 25% if 1st intro to property was made by Linda or Freddy Marks.		

AGENT INFORMATION			
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Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office SUTTON GROUP SHOWPLACE REALTY	604-858-1800	Selling Office	
Co-List Office SUTTON GROUP SHOWPLACE REALTY	604-858-1800	Selling Slsp1	
Listing Slsp1 MARKS, LINDA		Seller	WALLACE, KENT ROBERT
Listing Slsp2 MARKS, FREDDY		Seller(s) Name 2	
		Tenant	

This 100 acre property comes with 2 homes, a detached shop, barn, horse stables, producing hay fields, a grazing license & water license. Walk to the country from the custom build (2012) 3 bed/2 bath home and enjoy picturesque river views. This home comes with all the bells and whistles...custom kitchen with stainless steel appliances, in slab heating, an upstairs loft with master and custom ensuite. The second residence is 3 bed/2 bath rancher style home with an open layout. You will have plenty of room for all your toys in the detached insulated shop. It comes with an 18 foot main door, in floor heating, upgraded lighting, C-can storage features and a bathroom facility. On top of everything you have quality soil with over 50 acres of hay fields, irrigated off water license producing approx 300 tones per season.

