



compliments of:

**TAMMY ANTROBUS, Realtor®**



**LIVE BY THE BEACH WITHOUT  
LAKEFRONT PRICES**



**OFFERED AT AN EXCELLENT  
PRICE \$869,999**

MLS® 200851

**5517 BUTLER ST**  
SUMMERLAND, BC V0H 1Z1

<https://www.tammyantrobus.com/5517-butler-st>

(250) 488-0804

WWW.TAMMYANTROBUS.COM

tammy@remax.net

# DISCLOSURE OF REPRESENTATION & RESCISSION PERIOD

*If this property suits your needs, please note that as I am the listing Realtor, I cannot provide you with client services, and if you require client services I am obligated to advise you to seek independent professional advice”.*

*To help you understand what that means for you, I would like to go over the brochure right below this notice.*

*Thank you very much for your understanding!*



## Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

### BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

**This real estate professional must tell their client any relevant information you share with them.** For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

**This real estate professional can only provide you very limited services.** Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

#### THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
  - their minimum/maximum price
  - their reason for buying/selling/leasing.
- ✗ protect your confidential information

#### THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

**BC Financial Services Authority** is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

**Keep this information page for your reference.**

## The Real Estate Home Buyer Rescission Period

Under section 42 of the Property Law Act, buyers of residential real property are entitled to rescind (cancel) a Contract of Purchase and Sale by serving a written notice on the seller withing the prescribed period and in the prescribed manner. The ability to cancel is called a rescission right.

A buyer cannot waive their rescission right.

A buyer may only exercise their rescission right by serving written notice on the seller within the three (3) business days after the date on which the acceptance of the offer was signed.

“Business days” means any day other than a Saturday, a Sunday, or a holiday in British Columbia.



# A LOWER TOWN OF SUMMERLAND LOCATION



Live by the beach without paying the high price for lake front. This 2 bedroom plus den/bedroom, 1 ½ bath rancher is in a fabulous location to beach access, excellent dining and recreational activities.

This home has been lovingly maintained. It shows well and has a lot to offer.

It offers large living spaces, a lovely yard and a workshop.

The windows, flooring and kitchen have been updated.

## OTHER INFORMATION TO NOTE

**The price for this property has taken the following into consideration**

- Riparian Guidelines to be adhered to
- This is an Environmentally Sensitive Area
- The Hill behind the property is considered a High Hazard Area
- There is a Slope in the Main Floor of the home not believed to be structural.

**Please see the maps in the back of this brochure for your reference**

## FEATURES

### INTERIOR

- An excellent floor plan
- Spacious Rooms
- Built-in Cabinets

### OUTDOOR SPACE

- Workshop & Carport
- Root Cellar
- Large Covered Patio
- Partially Fenced between Neighbour
- Plum Tree & Grapes

### LOCATION

- Beach Access 1 Block away
- Shaughnessy's Cove & Yacht Club Close By for Dining and Recreation
- Corner Lot
- No Thru Road

### EXTRA FEATURES

- A Creek Runs Through it
- Basement Storage
- Lots of Open Parking

There is Basement storage and crawlspace.

The workshop is an excellent space for all hobbyists.

There are 2 covered parking spaces and lots of open parking.

If you grow your own vegetables, there is a root cellar to store your veggies for the winter.

It's a corner lot on a no thru road with minimal traffic.

All appliances and B/I vacuum are included.

## BRIGHT SPACIOUS LIVING

### Living Room

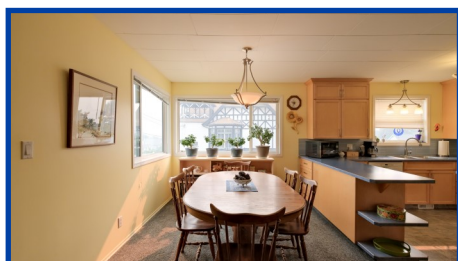
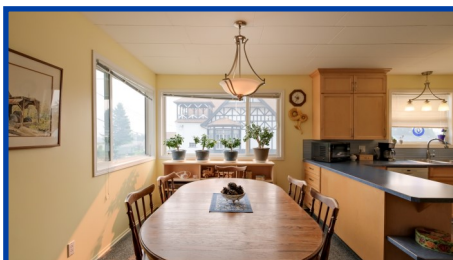
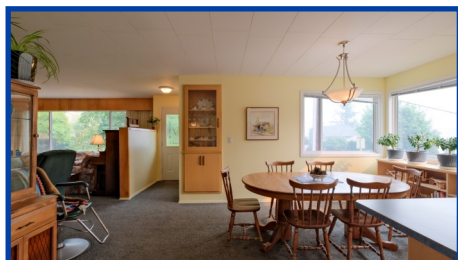
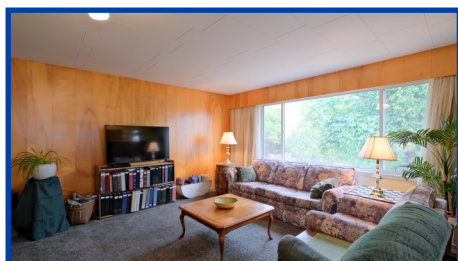
- It's a bright spacious living room with plenty of choice for your perfect layout
- An attractive gas fireplace
- Wall to wall front window
- The flooring is a low pile easy care carpet

### Dining Room

- The dining area is just off the kitchen
- Built-in curio cabinet
- Excellent natural light and cross breeze with the 2 windows
- The flooring is a low pile easy care carpet

### Kitchen

- The kitchen cabinets have been updated
- There is plenty of workspace
- Tons of storage
- The cook Island has plenty of prep space
- The functional layout is ideal for efficient meal prep
- Vinyl flooring







## Primary Bedroom

- A great space with good storage
- Updated flooring
- Large window providing lots of light and air flow

## 2 Piece Ensuite

- Updated Fixtures and Flooring

## 2nd Bedroom

- Set up as an office but has a closet making it a bedroom
- Updated laminate flooring

## Bedroom / Den

- Set up as a bedroom but does not have a closet
- Could easily install a wardrobe for great storage
- Updated laminate flooring

## Main Bathroom

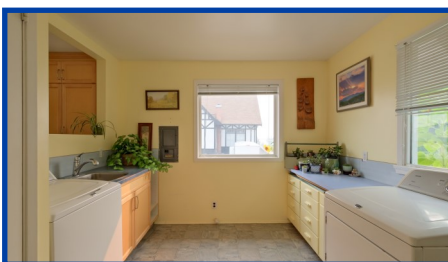
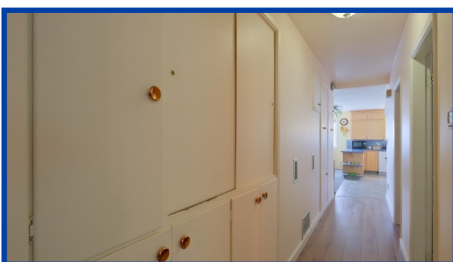
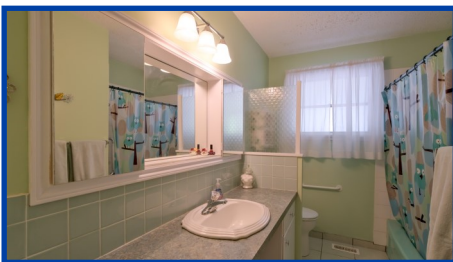
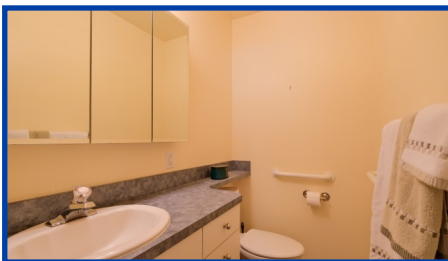
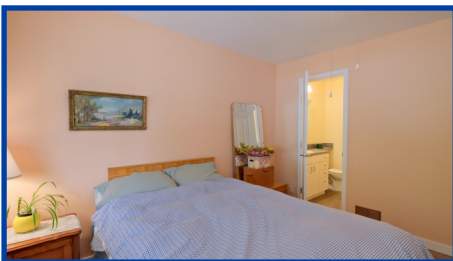
- Partially updated with new toilet & sink
- There is lots of storage
- Tile flooring

## Laundry / Mud Room - A well designed space with:

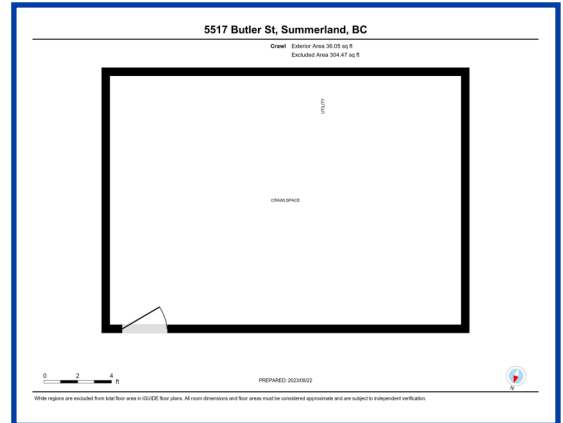
- Plenty of storage
- Lots of windows
- Laundry sink
- Entry closet
- Updated vinyl flooring

## Hallway

- Lots of built-in storage
- Updated laminate flooring







## Basement Storage

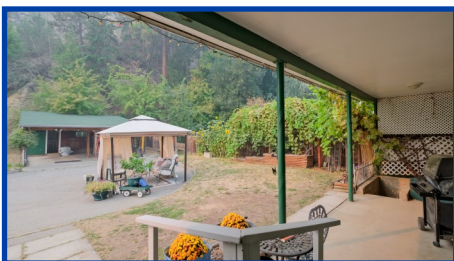
- 304 sq ft
- Furnace Room
- Full access to plumbing etc
- Built-in Vacuum

## Carport / Workshop

- Covered parking for 2 vehicles
- The workshop has great light with several windows
- Lots of space to set up the equipment you need for your hobby of choice

## Outside Spaces

- A covered patio off the mud room is an excellent space to enjoy the outdoors in any weather
- There is enough back yard to create some outdoor patio space
- And lots of open parking
- The privacy fence between you and the neighbour also has some grape foliage
- The plum tree in the front yard produces lots of fruit



# 5517 BUTLER ST, SUMMERLAND, BC V0H 1Z1

## 5517 Butler St, Summerland, BC

Main Floor Exterior Area 1469.20 sq ft  
Interior Area 1384.45 sq ft



0 4 8 ft

PREPARED: 2023/08/22



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.

## ROOM MEASUREMENTS - Taken from i-Guide

### ROOM MEASUREMENTS

LIVING ROOM	15-3 X 16-11
KITCHEN	13-0 X 16-6
DINING ROOM	10-0 X 16-7
PRIMARY BEDROOM	12-1 X 12-3
ENSUITE (2PCE)	5-11 X 4-0
BEDROOM (CLOSET)	12-1 X 9-10
DEN/BEDROOM (NO CLOSET)	12-2 X 9-7
LAUNDRY	8-8 X 5-9
BATHROOM (4PCE)	12-0 X 7-2
BASEMENT STORAGE	16-0 X 19-0

### STYLE

Rancher with Basement

### FINISHED FLOOR AREA

1,505

### YEAR BUILT

1964

### CARPORT

2 Space

### VIEWS

Lake and Mountain View

### HEAT

Natural Gas Forced Air  
Furnace

### FIREPLACE

Natural Gas

### WORKSHOP

264 Sq Ft

### LOT SIZE

.21 Acres

### TAXES

\$2,605.17 (2021)

### ZONING

RSD1

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# 5517 BUTLER ST, SUMMERLAND, BC V0H 1Z1



Some overhead shots showing an overview of the location, neighbourhood and property. These pictures were taken during our smoky days so you have to imagine the blue skies and lake we normally experience here.





# 5517 BUTLER ST, SUMMERLAND, BC V0H 1Z1

**SUMMERLAND IS AN HISTORICAL TOWN AND IS WIDELY KNOWN FOR ITS BEAUTIFUL SCENERY, OKANAGAN LAKE, WINERIES, KETTLE VALLEY STEAM TRAIN, FESTIVALS AND HIKING & BIKING TRAILS**

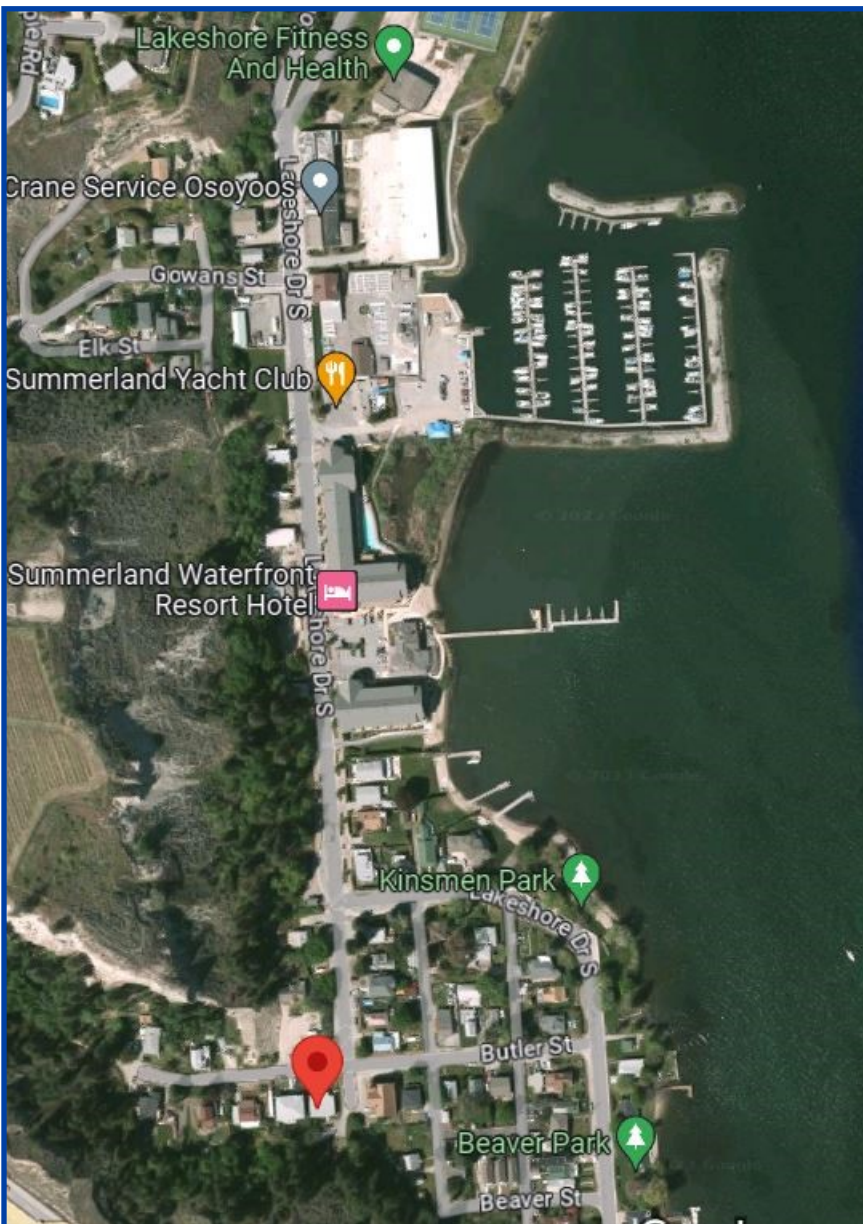
Summerland is a town on the west side of Okanagan Lake in the interior of British Columbia, Canada. The district is between Peachland to the north and Penticton to the south. The largest centre in the region is Kelowna, approximately 50 km to the north, and Vancouver is approximately 425 km away to the west. [Wikipedia](#)



**Giants Head Mountain**



**Okanagan Lake**



**Wineries**



**Downtown Summerland**

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For more property information go to:

**www.TAMMYANTROBUS.COM**



**Providing a customized approach to your real estate needs with patience, professionalism and expertise**



**RE/MAX® Orchard Country**

10114 Main St, Summerland, BC V0H 1Z0  
(250) 494-8881

Each Office Independently Owned and Operated

The above information is from sources deemed reliable it should not be relied upon without independent verification.

Not Intended to solicit properties already listed for sale.\*