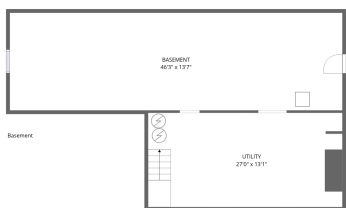
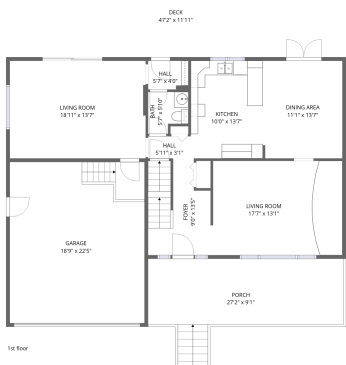


Home data report

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4



Total Area: 2504 sq. ft

Basement: 637 sq. ft, 1st Floor: 991 sq. ft, 2nd Floor: 876 sq. ft


Excluded: Utility 354 sq. ft, Garage 419 sq. ft, Porch 273 sq. ft, Deck 561 sq. ft, Low ceiling 59 sq. ft, Walls: 248 sq. ft

Property summary



Home data report

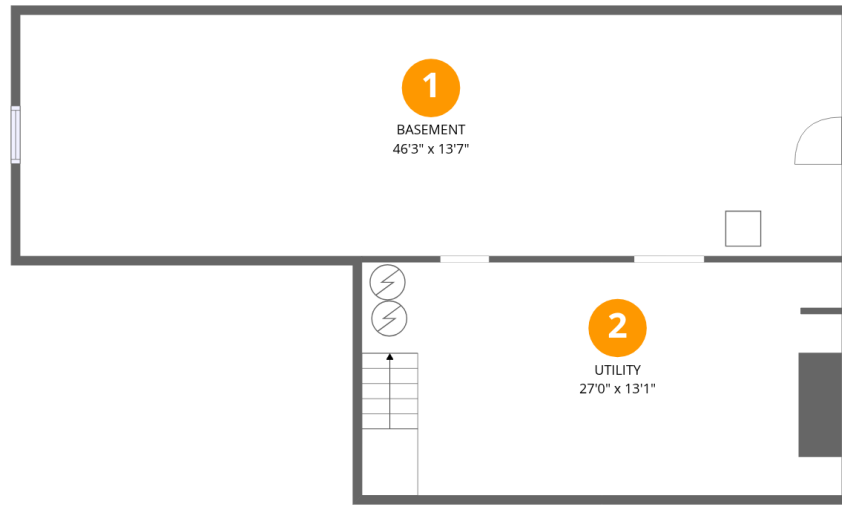
1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4

 **1**
Half baths

 **1**
Garages

Home data report

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4



Room dimensions

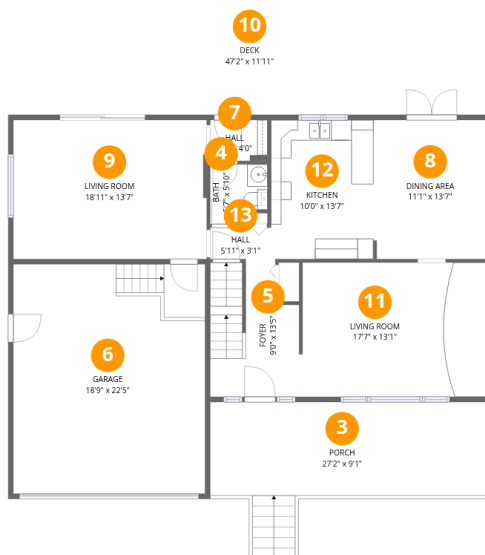
Floor 1 Below grade

Total:637sqft

Excluded: 354sqft

#		Dimensions	sqft	Counted as living area
1	Basement	46'3" x 13'7"	628 sq. ft	Yes
2	Utility	27'0" x 13'1"	354 sq. ft	No

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4



Room dimensions

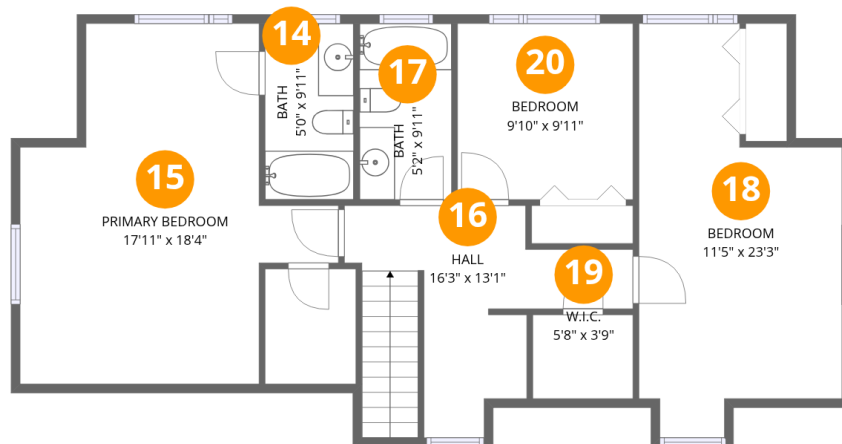
Floor 2

Total:991sqft

Excluded: 1253sqft

#		Dimensions	sqft	Counted as living area
3	Porch	27'2" x 9'1"	248 sq. ft	No
4	Bath	5'7" x 5'10"	33 sq. ft	Yes
5	Foyer	9'0" x 13'5"	121 sq. ft	Yes
6	Garage	18'9" x 22'5"	419 sq. ft	No
7	Hall	5'7" x 4'0"	22 sq. ft	Yes
8	Dining Area	11'1" x 13'7"	150 sq. ft	Yes
9	Living Room	18'11" x 13'7"	256 sq. ft	Yes
10	Deck	47'2" x 11'11"	561 sq. ft	No
11	Living Room	17'7" x 13'1"	231 sq. ft	Yes
12	Kitchen	10'0" x 13'7"	136 sq. ft	Yes
13	Hall	5'11" x 3'1"	18 sq. ft	Yes

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4



Room dimensions

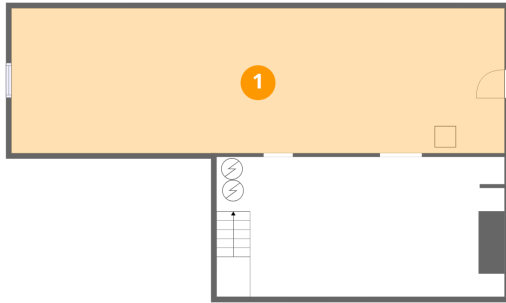
Floor 3

Total:876sqft Excluded: 59sqft

#		Dimensions	sqft	Counted as living area
14	Bath	5'0" x 9'11"	49 sq. ft	Yes
15	Primary Bedroom	17'11" x 18'4"	328 sq. ft	Yes
16	Hall	16'3" x 13'1"	212 sq. ft	Yes
17	Bath	5'2" x 9'11"	51 sq. ft	Yes
18	Bedroom	11'5" x 23'3"	266 sq. ft	Yes
19	W.I.C.	5'8" x 3'9"	21 sq. ft	Yes
20	Bedroom	9'10" x 9'11"	98 sq. ft	Yes

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4

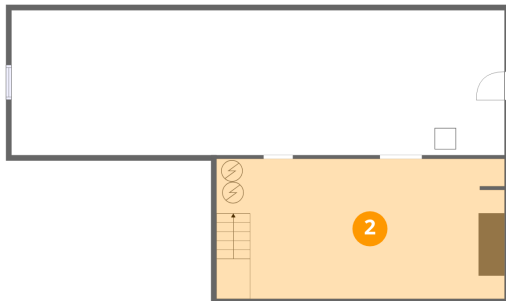
1 Floor 1 - Basement



Dimensions: 46'3" x 13'7"
Area: 628 sq. ft
Counted as living area: No

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: No
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Utility

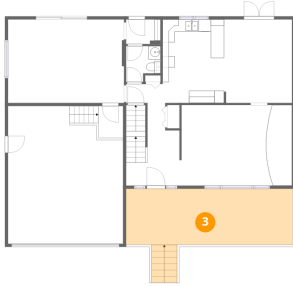


Dimensions: 27'0" x 13'1"
Area: 354 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4

3 Floor 2 - Porch



Dimensions: 27'2" x 9'1"
Area: 248 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

4 Floor 2 - Bath



Dimensions: 5'7" x 5'10"
Area: 33 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

5 Floor 2 - Foyer

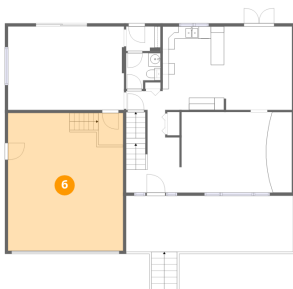


Dimensions: 9'0" x 13'5"
Area: 121 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4

6 Floor 2 - Garage



Dimensions: 18'9" x 22'5"
Area: 419 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

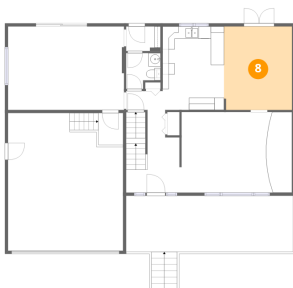
7 Floor 2 - Hall



Dimensions: 5'7" x 4'0"
Area: 22 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 2 - Dining Area



Dimensions: 11'1" x 13'7"
Area: 150 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4

9 Floor 2 - Living Room



Dimensions: 18'11" x 13'7"
Area: 256 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

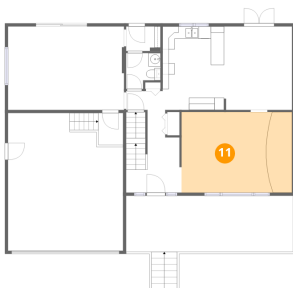
10 Floor 2 - Deck



Dimensions: 47'2" x 11'11"
Area: 561 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Living Room

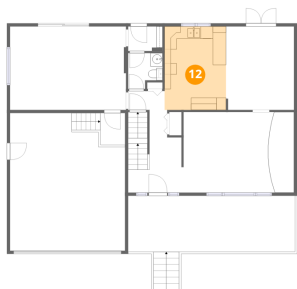


Dimensions: 17'7" x 13'1"
Area: 231 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4

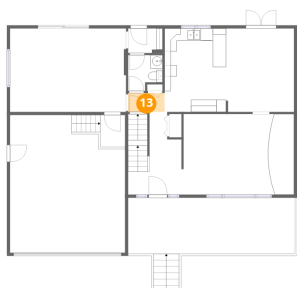
12 Floor 2 - Kitchen



Dimensions: 10'0" x 13'7"
Area: 136 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

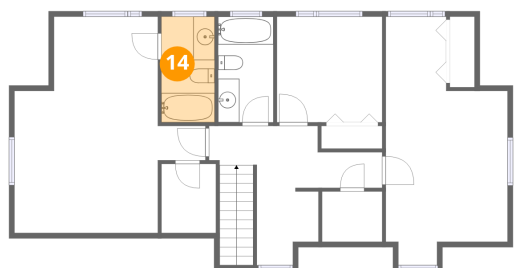
13 Floor 2 - Hall



Dimensions: 5'11" x 3'1"
Area: 18 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 3 - Bath

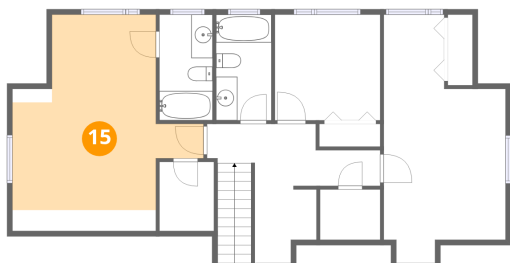


Dimensions: 5'0" x 9'11"
Area: 49 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4

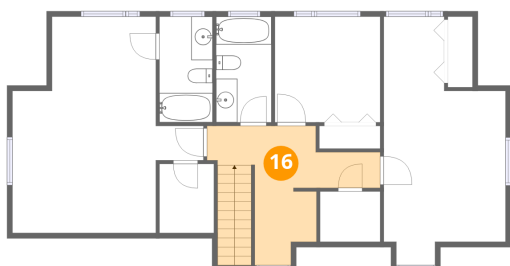
15 Floor 3 - Primary Bedroom



Dimensions: 17'11" x 18'4"
Area: 328 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

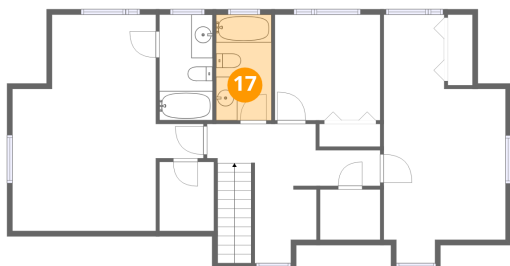
16 Floor 3 - Hall



Dimensions: 16'3" x 13'1"
Area: 212 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 3 - Bath

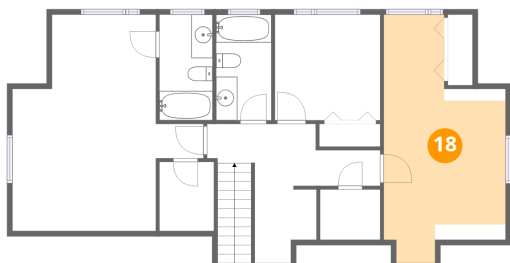


Dimensions: 5'2" x 9'11"
Area: 51 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

1862 Trinity Valley Road, Lumby, Regional District of North Okanagan, British Columbia, Canada, V0E 2G4

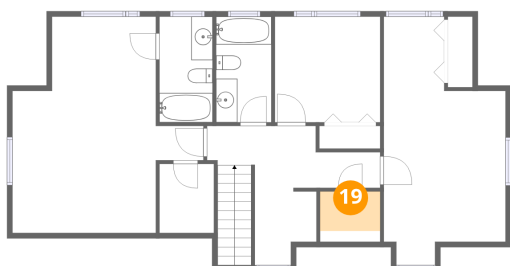
18 Floor 3 - Bedroom



Dimensions: 11'5" x 23'3"
Area: 266 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

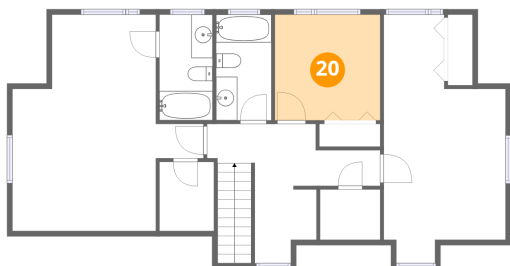
19 Floor 3 - W.I.C.



Dimensions: 5'8" x 3'9"
Area: 21 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 3 - Bedroom



Dimensions: 9'10" x 9'11"
Area: 98 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No