



## 3603 27 Avenue 14 Vernon British Columbia

\$399,000

Welcome to Hamilton Place, a fantastic adult-oriented community offering a peaceful lifestyle. This move-in ready rancher features a thoughtful, semi-open layout that makes daily living incredibly comfortable. Step inside to discover a well-maintained home that has been nicely updated in recent years, including the flooring, kitchen, and bathrooms. The layout offers two bedrooms and two bathrooms, providing an ideal setup for downsizers or anyone looking for accessible single-level living. What truly sets this townhouse apart is the extensive list of recent mechanical updates, ensuring total peace of mind for years to come. The major infrastructure was thoroughly upgraded with a new furnace, replaced PVC piping, and a new hot water tank. Following those updates, the kitchen was enhanced with a new energy-efficient fridge and stove, alongside a newly installed automatic garage door opener. For year-round climate control, a brand-new central air conditioning unit was integrated. Outdoors, you will find a single garage complemented by an additional parking stall directly in front of the unit, plus a private backyard featuring a covered patio perfect for relaxation. Downstairs, the full unfinished basement presents tons of potential for future customization, a home workshop, or extensive storage. Best of all, you are situated within easy walking distance to the Schubert Centre and everything downtown Vernon has to offer. (id:6769)

Laundry room 5'6" x 4'8"

Bedroom 11'0" x 10'4"

3pc Bathroom 7'8" x 7'11"

4pc Ensuite bath 7'8" x 6'1"

Primary Bedroom 11'2" x 13'0"

Kitchen 7'6" x 8'0"

Dining room 7'11" x 8'9"

Living room 15'0" x 26'4"

Listing Presented By:



Originally Listed by:

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