



## 205 Falcon Avenue Vernon British Columbia

\$469,900

Welcome to your perfect downsize--where quality, space, and lifestyle come together beautifully. This immaculate 2 bedroom (plus Office), 2 bathroom home offers 1,860 square feet of thoughtfully designed living space with a registered lease to 2056. The open-concept layout features easy care flooring throughout and flows effortlessly from room to room. The kitchen boasts plenty of counter space, modern finishes, and stainless steel appliances--perfect for preparing meals and entertaining. The bright living room provides ample space to relax, while the master bedroom easily accommodates a king-sized bed and includes an en-suite for added privacy and convenience. Spacious enough to live comfortably, yet perfectly sized to keep life simple--this home strikes that ideal balance downsizers dream of. Clean, contemporary finishes give it that move-in-ready appeal, so you can settle in and start living your best lakeside life right away. Nestled in a quiet, highly desirable community where residents truly love calling home, you'll enjoy access to stunning Lake Okanagan waterfront, including a private beach and boat launch. Whether you're launching the boat on a summer morning or simply soaking in the beauty of Okanagan living, this location delivers the lifestyle you've been working toward. The lease runs until 2056 with a monthly lease fee of just \$469, offering long-term peace of mind and exceptional value. This is downsizing done right--less to manage, more to enjoy. Welcome home. (id:6769)

3pc Ensuite bath 8'4" x 8'0"

Other 6'4" x 5'0"

Primary Bedroom 11'10" x 16'2"

4pc Bathroom 8'4" x 8'0"

Bedroom 12'0" x 10'8"

Family room 21'6" x 22'0"

Laundry room 10'8" x 6'8"

Office 9'9" x 7'7"

Living room 24'5" x 15'2"

Kitchen 11'7" x 11'11"

Dining room 8'6" x 11'11"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.homesokanagan.ca/>



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