



## 233 234 Falcon Avenue Vernon British Columbia

\$399,900

Welcome to 233 Falcon Avenue in Parker Cove, presenting an extensively renovated home located just minutes from the beach on a flat, fully fenced lot. This immaculate residence features a bright, open-concept main living area with vaulted ceilings, recessed lighting, and low-maintenance laminate flooring throughout. The gourmet kitchen offers ample cabinetry, expansive counter space, an induction cooktop, and a convection wall oven—perfect for the home chef. The spacious primary bedroom comfortably accommodates a king-size suite and is complemented by a well-appointed four-piece ensuite bathroom. The basement provides an additional bedroom along with a meticulously maintained crawl space offering excellent storage. The attached garage includes workbench areas and hot and cold water taps, adding convenience for hobbies or projects. Outside, you'll find a fully fenced yard, a storage shed, and a private back patio area—ideal for relaxing or entertaining. Recent upgrades completed in 2023 include a new 200-amp electrical panel, furnace, central air conditioning, hot water tank, kitchen, appliances, bathrooms, flooring, lighting, and fresh paint throughout. This property is being offered together with the adjacent lot. Both lots have long-term prepaid leases registered until 2043. The monthly utility fee for both lots is \$164. With nothing left to do but move in, this home offers exceptional comfort and value in a fantastic location. Most furniture in the home is negotiable, and the seller will consider all offers. (id:6769)

Bedroom 18'3" x 11'10"

Other 23'6" x 19'8"

Laundry room 8'1" x 6'9"

4pc Ensuite bath 8'5" x 7'5"

3pc Bathroom 8'1" x 4'10"

Bedroom 9'2" x 10'10"

Primary Bedroom 11'5" x 14'5"

Living room 16' x 14'

Dining room 9' x 10'

Kitchen 16' x 12'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



Royal

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