



## 270 Grouse Avenue Vernon British Columbia

\$410,000

Welcome to 270 Grouse Avenue in Parker Cove! This immaculate home is situated on a well-manicured corner lot, offering an inviting environment for you and your family. Step inside to discover a spacious main floor with a bright living room that seamlessly flows into a fabulous kitchen equipped with stainless steel appliances, an island perfect for casual meals, and ample storage space. The large master bedroom boasts a generous walk-in closet and a full en-suite bathroom, providing a private retreat. Additionally, you'll find a cozy den, a convenient laundry area, and a stylish 2-piece bath on the main level. The lower level offers a huge family room, providing plenty of space for relaxation or entertainment, along with two comfortable bedrooms and a full bath for guests or family members. The property is packed with features to enhance your living experience, including underground sprinklers for easy lawn maintenance, a heat pump for year-round comfort, an attached garage for your convenience, and a covered side patio -- ideal for enjoying outdoor meals or morning coffee. There's even built-in vacuum with a handy crumb catcher in the kitchen. This home is available on an annual lease of \$3,455.83, which is registered until 2043, making it an attractive option for budget-conscious buyers. Residents of Parker Cove also enjoy access to over 2,000 feet of pristine Okanagan Lakefront, complete with a playground near the beach, perfect for families and outdoor enthusiasts alike. With its spacious layout, great features, and desirable location, this well-maintained home in Parker Cove offers great value. The seller will consider all reasonable offers. (id:6769)

Family room 19'6" x 11'0"	4pc Ensuite bath Measurements not available
Bedroom 10'0" x 10'0"	Den 10'0" x 8'0"
Bedroom 10'0" x 10'0"	Primary Bedroom 14'0" x 13'0"
4pc Bathroom Measurements not available	Living room 12'0" x 18'0"
Laundry room 6'6" x 10'0"	Kitchen 11'6" x 11'6"

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