



291 Grouse Avenue Vernon British Columbia

\$335,000

Welcome to 291 Grouse Avenue in Parker Cove. A home with amazing curb appeal. Very spacious 2 bedroom 3 bathroom rancher set on a double lot with the lease paid up in full to 2043. Large kitchen/dining area with tiled flooring and a 6 burner gas cooktop (propane) . Part of the kitchen/ dining area was a garage that was converted to living space. Vaulted pine ceilings in the great room. Master bedroom has a 3 piece en-suite and double doors into the sunroom. The sun room measures 36x20 and adds so much space to the home. It has tiled flooring and a hot tub. Off of the sun room is the laundry area with a 3 piece bath. There are two driveways so there is plenty of room for your boat or RV. With just some fresh paint and flooring this solid spacious home will sparkle. Parker Cove is a waterfront community on the westside of Vernon about 25 minutes from town. It is on first nations leased land and the lease is registered until 2043. All of the residents share the use of over 2000 feet of prime Okanagan Lakefront. Annual utility fee of \$900.00 per year for water, sewer, garbage, road maintenance. An affordable opportunity to live near Okanagan Lake. Great value considering there are no lease payments for 19 years. (id:6769)

Full bathroom Measurements not available

Bedroom 11'0" x 14'3"

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

3pc Ensuite bath 9'3" x 11'0"

Primary Bedroom 22'0" x 13'5"

Living room 19'7" x 12'0"

Dining room 10'0" x 11'10"

Family room 19'0" x 15'8"

Kitchen 10'4" x 14'0"

Laundry room 10'0" x 8'6"

Sunroom 34'0" x 20'0"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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



Royal

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