



312 Grouse Avenue Vernon British Columbia

\$279,900

First Time on the Market - Well-Maintained Rancher in Parker Cove This lovingly cared for rancher-style home is being offered for the first time and is located in the welcoming community of Parker Cove. Set on a flat lot with no immediate neighbors on either side or directly behind, this home offers a rare sense of space and privacy. Step inside to an open-concept main living area featuring warm oak cabinetry and direct access to a stamped concrete patio--perfect for effortless family BBQs and outdoor entertaining. The spacious primary bedroom includes a generous walk-in closet, a linen closet, and a private 3-piece ensuite bathroom. Additional highlights include: Heated double garage with convenient side man door Full 4-foot crawl space - ideal for extra storage Central air conditioning for year-round comfort Built-in vacuum system 200 amp electrical service Just a quick 5-minute walk away is the beautiful beach, exclusively shared by Parker Cove residents--perfect for enjoying Okanagan summers. This home is on a registered lease through 2043, with an annual lease payment of \$4,234.13. Don't miss this exceptional opportunity to own a well-kept home, pet free home in a peaceful, waterfront community. (id:6769)

Other 20'9" x 18'11"

Other 6'3" x 6'8"

3pc Ensuite bath 6'3" x 6'

Laundry room 11'5" x 6'5"

Dining room 9'5" x 12'

Den 9' x 11'5"

Bedroom 12'3" x 9'11"

4pc Bathroom 6'3" x 8'2"

Primary Bedroom 11'7" x 14'4"

Living room 13' x 13'10"

Kitchen 12'5" x 12'

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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



Royal

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