



314 Grouse Avenue Vernon British Columbia

\$539,700

Enjoy the Okanagan lifestyle at an affordable price. Luxury living only steps away from lake and beach. Soaring vaulted ceilings, double sided wood burning fireplace, tons of natural light & skylights. The new Kitchen boasts Quartz Counters w/ huge island/breakfast bar, high end cabinetry, soft close doors & dove tail drawers. Pull out pantries on left and right of fridge and utensil and spice drawer below cook top. All S/S appliances. Cooktop on Island is Electrolux Propane Gas 6 burner w/ KitchenAid down draft vent and convenient pot filler on the island as well and built in oven plus a micro/convection oven. There is also sensor lighting at the toe kicks and under the upper cabinets. The Primary Bedroom is on main w/spa inspired ensuite and his & her closets. Completing the main floor is a 2nd generous sized bedroom/den (no closet), 2 pce bathroom and laundry. Upstairs offers 2 additional large bedrooms, full bathroom and a loft area that would function well as office space. Double Lot w/ fenced yard and garden space, shed and fabulous front deck. Large Double Garage for parking & loads of additional parking for your RV, toys, boat or guests. Roof approx. 9 yrs. Parker Cove offers 2000' of pristine Okanagan Lakefront, Rec Centre, and is flat biking & walking and is close to hiking and outdoor activities. You will love what this gated park offers. Lease to January 30, 2043 is PRE-PAID IN FULL! (id:6769)

Loft 15'2" x 11'2"

Loft 30'9" x 14'10"

4pc Bathroom 11'6" x 6'1"

Bedroom 15'4" x 13'4"

Bedroom 14'8" x 13'

Other 8' x 6'

Other 37' x 25'

Other 30'3" x 23'

Laundry room 8'2" x 7'

2pc Bathroom 4'10" x 5'10"

Bedroom 13'3" x 10'5"

3pc Ensuite bath 13'10" x 5'11"

Primary Bedroom 14'4" x 13'

Dining room 14'3" x 10'11"

Living room 30'5" x 15'3"

Kitchen 21'4" x 13'2"

Listing Presented By:



Originally Listed by:

Value Plus 3% Real Estate Inc.



Royal

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