



339 Hummingbird Avenue Vernon British Columbia

\$469,900

Luxury by the lake - executive-style rancher on one and a half lots with a lease registered until 2056. The immaculate construction is apparent with this home's spacious foyer, grand front door, and 11-foot ceilings. Thoughtfully designed, everything in the home is on one floor, with the master bedroom secluded at one end and two additional bedrooms at the other end. Crafted with Insulated Concrete Forms (ICF), this home is very efficient to heat and cool. The kitchen features a large island, pendant lighting, pull-outs, and top-of-the-line appliances, all complemented by a butler pantry. Outside, enjoy the private fully-fenced yard, patio with a 4-season gazebo, and raised flower beds. Loads of storage in the huge crawlspace and 5ft attic space with a pull-down ladder in the garage. RV parking. Other features include an attached oversized garage, new solar tubes, recent flooring and paint updates, Hunter Douglas blinds, a water purification system, and LED lighting. Conveniently located just a 5-minute walk from the beach. 2000 feet of waterfront and a boat launch is included with this gated lakeside community. There is also an abundance of hiking/biking trails in the area.

Current annual lease amount: \$8761.76 Call Tom Scott for more info: 236 888 5816 (id:6769)

Living room 22'11" x 16'1"

3pc Ensuite bath 13'0" x 7'11"

Other 9'10" x 5'11"

Primary Bedroom 14'10" x 13'1"

Kitchen 22'11" x 16'1"

Dining room 15'4" x 11'4"

Pantry 12'9" x 7'7"

Kitchen 18'10" x 13'4"

Bedroom 13'0" x 11'11"

Full bathroom 9'4" x 4'11"

Bedroom 13'8" x 13'0"

Foyer 15'6" x 6'8"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://www.okanagansold.com/>



Royal

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