



519 Loon Avenue Vernon British Columbia

\$449,000

Welcome to 519 Loon Avenue in Parker Cove. An absolutely perfect retirement home as it has all the comforts one could require. Built in 2008 this very spacious 2 bedroom 2 bathroom rancher home is set on a large landscaped and fenced lot. It has an open plan main living area with newer vinyl plank flooring, oak cabinets, quartz countertops, skylights, and a gas fireplace. The master bedroom is complete with a good sized walk in closet and a 3 piece en-suite. Off of the dining area is a covered patio with stamped concrete flooring and a beautiful pergola for sun shade and privacy. Other features include a built in vac, heat pump for efficient heating and cooling, attached heated garage, 6 foot basement with a den/office and plenty of storage, shed, underground sprinklers, radon mitigation system, wiring and breaker for a hot tub, plug and breaker for a backup generator. Large driveway with plenty of room to park your RV complete with a 30 AMP plug and a sani dump. New fridge in 2021, new hot water tank in 2021. Registered lease to 2043. Current annual lease amount is \$4764.60 or \$413.71 per month. It is Just a short walk to the beach from this home. Affordable opportunity especially for those looking to retire. (id:6769)

Den 15' x 10'

3pc Ensuite bath 6'3" x 6'

Bedroom 10' x 12'

Laundry room 11'11" x 6'3"

Dining room 9' x 13'5"

4pc Bathroom 6'4" x 6'

Primary Bedroom 14'3" x 11'7"

Living room 19' x 13'10"

Kitchen 10'10" x 12'4"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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



Royal

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