



## 674 Cougar Street Vernon British Columbia

\$290,000

Live your vacation dream at Parker Cove in this affordable home on quiet Cougar Street. This quaint & cozy home is just minutes walk to the Parker Cove beach, accessible for all Parker Cove residents; picture soaking in the Okanagan summers on the lake with family & friends. Offering a spacious floor plan with 3 bedrooms, 2 bathrooms & open concept main living area, this home can host your cottage get away's or full time occupancy with ease. The hardwood floors & free standing propane stove invite one into the comfortable living room for a relaxing lounge or book reading session. Entertaining is a pleasure, with a large kitchen, ample cabinetry & a large island to gather around & prepare meals. 2 bedrooms & laundry on the main floor allow for one level living, with bonus 3rd bedroom in the basement along with large family & storage rooms. Unfinished area in basement could be finished to create theatre room, games room or any other space one might desire. Enjoy the bountiful landscaping & gardens come springtime as perennials burst to life in the well loved yard. One car garage offers ample sports equipment storage & parking opportunity, with 2 additional exterior parking spots. Lease is registered to 2043, lease payments can be made monthly or annually (ask listing agent for more information), \$900 per annum utility fee for water, sewer, garbage, snow removal and common area maintenance. (id:6769)

Bedroom 9'1" x 15'5"

Family room 28'0" x 16'10"

Kitchen 16'0" x 11'6"

Dining room 16'2" x 12'2"

Living room 16'1" x 10'4"

Laundry room 7'7" x 6'11"

Full bathroom 8'2" x 4'9"

Primary Bedroom 11'10" x 11'0"

Full ensuite bathroom 8'5" x 5'10"

Bedroom 9'8" x 11'9"

Other 11'8" x 22'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.