



12560 Westside Road 81 Vernon British Columbia

\$319,900

Welcome to Coyote Crossing Villas - Affordable, Bright, and Move-In Ready! This charming 2-bedroom home in the desirable Coyote Crossing Villas offers exceptional value and comfort. Perfect for first-time buyers or those looking to downsize, this well-maintained home features a fully fenced backyard and a beautiful enclosed sunroom - ideal for morning coffee or peaceful birdwatching. Inside, you'll find a bright and functional layout, with a spacious kitchen offering plenty of storage that flows into a sun-filled living room, complete with a cozy gas fireplace - perfect for those cooler mornings. The primary bedroom easily fits a king-sized bed, and the second bedroom is ideal for guests or use as a home office. The landscaped front yard is easy to care for and the back yard includes raised garden beds so you can enjoy growing perhaps your favourite herbs and veggies and a convenient storage shed. This yard has been lovingly maintained and offers a serene space to relax or entertain. Located in a family-friendly, pet-friendly park (no age restrictions), residents can enjoy up to two pets under 25 lbs with park approval. Coyote Crossing is owner-occupied, well-managed, and offers affordable pad rent of \$500/month, which includes water, septic, garbage, and snow removal. Enjoy the convenience of being just: 10-15 minutes to Vernon or Armstrong Under 5 minutes to Okanagan Lake and local golf courses Bonus: No property transfer tax! This is a must-see property offering a relaxed lifestyle in a welcoming community. Book your showing today! (id:6769)

Sunroom 26'4" x 9'7"

Laundry room 5' x 3'

Bedroom 8'8" x 10'

4pc Bathroom 7'10" x 8'7"

Primary Bedroom 11'5" x 11'11"

Kitchen 12'10" x 14'7"

Living room 12'11" x 14'

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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



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.