



## 12560 Westside Road 81 Vernon British Columbia

**\$314,500**

Welcome to Unit 81 at Coyote Crossing Villas - Bright, Affordable & Move-In Ready! This charming 2-bedroom, 1-bathroom home offers unbeatable value in the sought-after Coyote Crossing Villas community. Whether you're a first-time buyer or looking to downsize, this well-maintained gem is ready to welcome you. Key Features: Bright & Functional Layout: Spacious kitchen with ample storage flows into a sun-filled living room featuring a cozy gas fireplace--perfect for chilly mornings. Versatile Bedrooms: The primary bedroom comfortably fits a king-sized bed, while the second bedroom is ideal for guests or a home office. Outdoor Bliss: Enjoy a beautifully landscaped front yard, a fully fenced backyard with raised garden beds, a handy storage shed, and a lovely enclosed sunroom--perfect for morning coffee or peaceful birdwatching. Pet & Family Friendly: No age restrictions! Bring up to two pets under 25 lbs (with park approval). Affordable Living: Pad rent is just \$500/month and includes water, septic, garbage, and snow removal. Prime Location: 10-15 minutes to Vernon or Armstrong Under 5 minutes to Okanagan Lake and local golf courses Bonus: No property transfer tax! This is more than a home--it's a lifestyle. Come experience the comfort, convenience, and community of Coyote Crossing. 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:



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RE/MAX Vernon

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



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