



9-12069 Westside Road Vernon British Columbia

\$217,500

****Quick Possession Available!**** Welcome to Newport Beach MHP, a desirable 55+ lakeside community on Okanagan Lake. This spacious 1,775 sq. ft. manufactured home offers comfortable one-level living with a functional floor plan, plus a large enclosed sunroom and a utility room/workshop complete with a 2-piece bathroom. The bright kitchen opens to the dining room and spacious living room featuring a wood pellet stove (certification required). A separate family room with an adjoining sitting area provides additional living space. The primary bedroom is privately situated at the rear of the home with sliding doors leading to the sundeck, which is pre-wired for a hot tub. A generous second bedroom, office/storage nook, & 4-piece main bath complete the layout. Enjoy exclusive resident access to the private marina, beach, and picnic area on Okanagan Lake, along with the convenience of the on-site Neighbourhood Grocery Store. Located just 10 minutes from Spallumcheen Golf & Country Club and approximately 20 minutes from Vernon. This is an estate sale. Probate has been granted pending registration. No Property Disclosure Statement is available. The home has recently been Silver Label certified, and the required Newport Beach MHP pre-sale home inspection has been completed. The property requires some work to meet park requirements. Material latent defect disclosure is on file. Schedule of required & suggested maintenance items from Newport Beach MHP MNGMT available. Priced accordingly. (id:6769)

- Workshop 18'7" x 10'2"
- Sunroom 24'7" x 9'6"
- Den 9'6" x 3'7"
- Full bathroom 7'8" x 9'9"
- Bedroom 11'9" x 9'6"
- Primary Bedroom 9'10" x 10'0"
- Other 12'6" x 8'0"
- Family room 16'2" x 12'10"
- Dining room 13'6" x 12'10"
- Kitchen 12'5" x 10'2"
- Living room 30'7" x 10'8"

Listing Presented By:



Originally Listed by:
Century 21 Assurance Realty Ltd

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Royal

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