



# 602 Browne Road 9 Vernon British Columbia

\$407,500

Welcome to Country Estate Place! This small, tucked away 12 unit complex, provides privacy and tranquility, nestled in a parklike setting and is ideal for those seeking a relaxed lifestyle that is close to amenities. Walk or bike to shopping and beautiful Kal Beach and the Rail Trail Cafe. Vernon Golf Course is just steps away, 10 min to Kal Park and 30 min from Silver Star Mountain. A rare opportunity to enjoy easy living in a serene setting. This beautiful 2 bedroom, 2 bath, ground floor corner unit has an open floor plan with additional outdoor living space including a covered patio and small fenced yard. The large master bedroom has a large walk in closet and a full ensuite. You'll find a cozy gas fireplace in the corner of the living room and large windows in living room that look directly onto Vernon Creek. Unit also has electric baseboard heat and an additional wall A/C and heat unit. Newer roof and gutters approx. 2022. Recent upgrades to the unit include Poly B removal, new tall toilet in ensuite and Hot Water Tank in 2023. In unit laundry and extra storage in the 3.5ft crawl space round off this beautiful end unit. Strata fees are \$475.00 and include snow removal, water, sewer, garbage, and landscaping. Close to golf, transit, beach, restaurants and shopping. One dog or One Cat, no size restriction. Parking - 2 spots per unit, 1 assigned stall and 1 stall first come first serve in guest parking. No Smoking on Strata Property. (id:6769)

Storage 7'7" x 4'9"

Bedroom 10'0" x 11'0"

4pc Bathroom 5'10" x 9'4"

Laundry room 4'0" x 5'0"

4pc Ensuite bath 5' x 7'6"

Primary Bedroom 12'0" x 12'6"

Living room 12'6" x 16'6"

Dining room 9'6" x 9'4"

Kitchen 9'10" x 9'7"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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