



## 12204 Westside Road P2-15 Vernon British Columbia

\$235,800

Introducing the perfect retreat nestled in the breathtaking North Okanagan Valley. Conveniently located just a few minutes from the shores of Okanagan Lake this brand-new 1-bed, 1-bath home is stylish and functional. The HUMMINGBIRD is designed for singles, couples and students and brings affordability and practicality back to the Okanagan. HUMMINGBIRD: 1-Bed, 1-Bath | 588 Sqft with Covered Patio | 84 Sqft, Optional Storage  
 o Built in privacy wall on front patio  
 o 30 inch fridge included, option to upgrade to french doors  
 o 4 piece bathroom, 5 foot tub / shower combo  
 o Primary bedroom  
 o Storage space in mechanical room when upgrading to on demand hot water system  
 o Separate Laundry Closet  
 o Maintenance / land use fee of \$275/month. Only 10 minutes from Vernon, 25 minutes from Silver Star Ski Resort and close to beaches, boat launch, golf and hiking trails. Call for an Information Package today! (id:6769)

Primary Bedroom 10'3" x 12'11"

4pc Bathroom 9'1" x 5'

Laundry room 9'1" x 4'2"

Dining room ' x '

Living room 12'11" x 7'

Kitchen 12'11" x 10'4"

Foyer 5'0" x 5'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.keithpwatts.com/>



**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.