



## 415 Hummingbird Avenue Vernon British Columbia

\$249,900

Welcome to 415 Hummingbird Avenue in Parker Cove -- a cozy and inviting 2-bedroom, 3-bathroom home set on a flat, easy-care lot. The generous kitchen features classic oak cabinetry, while the spacious living room offers a warm and welcoming atmosphere with easy-care laminate flooring and a propane fireplace. From the dining area, sliding doors lead out to a 36' x 10' covered deck complete with a propane hookup for your BBQ -- perfect for outdoor entertaining. The primary bedroom includes a full 4-piece ensuite, offering comfort and privacy. The lower level expands your living space with a second bedroom, a large family room, a craft/utility room with sink, ample storage, a cold room, a full 4-piece bath, and a sizeable workshop -- ideal for hobbies or projects. Additional features include: Metal roof Fenced yard Radon mitigation system PEX plumbing Propane furnace (2018) Hot water tank (~4 years old) Air conditioning (2021) Most windows were replaces some years ago. The annual lease is \$3533.59, registered until 2043. \$980 for the year for water, sewer, garbage & road maintenance. If you've been searching for an affordable opportunity to enjoy the Okanagan lifestyle near the lake, this wonderful home is a must-see! (id:6769)

Workshop 16'4" x 13'  
Hobby room 11'3" x 14'10"  
Other 12' x 11'  
Bedroom 9'3" x 11'4"  
4pc Bathroom 10'3" x 5'6"  
4pc Ensuite bath 10'3" x 6'3"

Primary Bedroom 12'11" x 12'9"  
2pc Bathroom 4'8" x 4'5"  
Laundry room 6'3" x 6'  
Kitchen 11'8" x 9'3"  
Dining room 8'8" x 7'  
Living room 16'5" x 11'1"

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