



## 1300 46 Avenue Vernon British Columbia

North BX

# \$384,500



Perfect for investors, first-time buyers, or downsizers, this 3-bedroom, 1-bath manufactured home offers a unique opportunity in a prime Vernon location on the border of Harwood and North BX. Nestled at the bottom of a peaceful hillside on a corner lot, privacy abounds in this spacious property with no pad rent and freehold ownership. The main home features an open living area with plenty of natural light, a cozy kitchen with a dining nook, and a large primary bedroom. Numerous recent upgrades add to the value, including all new windows, new gutters and downspouts, a new roof on the garage, and a freshly resealed roof on the mobile. Inside the heated garage workshop, you'll also find new light fixtures, heaters, and dehumidifiers, making it perfect for hobbyists or anyone needing a versatile workspace. Above the garage, a studio suite offers added flexibility, ideal for guests or potential rental income. Outside, the large backyard is ready for your vision, complete with a storage/tool shed and cold storage space. Whether you're looking to create a garden oasis or simply enjoy the ample outdoor space, this property is brimming with possibilities. Located near amenities, a local dog park, and just a short drive to Silver Star, this rare find is sold as is, where is--beaming with potential for someone with a creative eye. For more information, visit our website or book your pr...



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