



## 3900 27 Avenue 94 Vernon British Columbia

City of Vernon

**\$418,900**



Welcome to Spruce Landing, Vernon's most welcoming 55+ community! This unit is the best value you will find in this popular complex, you will not be disappointed with this well loved home. The 2 bed, 2.5 bath unit boasts a back yard with flower & garden space, while the covered patio offers a serene outdoor retreat overlooking the private yard. The bright & open kitchen boasts a new refrigerator, ample cupboard & counter space & a breakfast eating bar. The dining room flows seamlessly into the spacious living room creating an inviting space for entertaining. The primary bedroom features a w/i closet & a 4 pc en-suite bathroom. Laundry facilities are located in a closet on the main floor. The second bedroom on the main level provides the perfect accommodation for guests. A main bathroom completes the main floor. Downstairs is a full, finished basement with a family room, a den/craft room, a 2pc bathroom, a cold storage room, & a great workshop. Stay comfortable year-round with a forced-air furnace for efficient heating & A/C for those warm summer nights. Visitor parking is abundant & there is RV parking within the development. There is a fantastic clubhouse offering social activities. Spruce Landing puts you close to amenities such as downtown shops, restaurants & the Schubert Seniors Centre. The complex welcomes one dog or cat (max. 14" to shoulder). Don't miss out on the opportunity...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

### Brian Rogers

Value Plus 3% Real Estate Inc.

Phone: (250) 308-4255

<http://www.vp3.ca/>

