



2806 35 Street 101 Vernon British Columbia

\$299,900

Welcome to this bright and comfortable ground-floor corner unit in the desirable SwanBrook strata complex. This well-maintained home features 2 bedrooms and 2 bathrooms, along with a wheelchair-accessible ramp for added convenience. The spacious primary bedroom offers a generous closet and a private ensuite. The open living area is warm and inviting, highlighted by a cozy gas fireplace and the convenience of in-suite laundry. The home also includes its own furnace and central air conditioning, ensuring year-round comfort. Step outside to a covered sunroom overlooking a year-round creek, creating a peaceful place to relax. Additional features include a dedicated carport and a secure locked storage room. Located in a well-maintained 55+ community, this home is within easy walking distance of grocery stores, shopping, coffee shops, restaurants, and medical services. An excellent opportunity for downsizing, low-maintenance living, or a smart investment property. (id:6769)

Foyer 7'4" x 5'5"

Dining room 10'4" x 11'6"

Sunroom 14'3" x 6'10"

Storage 6'10" x 8'4"

Full ensuite bathroom Measurements not available Living room 13'9" x 18'

Full bathroom Measurements not available

Bedroom 12'8" x 9'5"

Primary Bedroom 14'8" x 11'8"

Kitchen 9'9" x 9'5"

Listing Presented By:



Originally Listed by:
3 Percent Realty Inc.

<http://www.3percentrealty.net/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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.