



## 2806 35 Street 103 Vernon British Columbia

\$274,900

Rare find on ground level! No stairs to this one floor living home! Take your scooter right to your door! This roomy floor plan offers a kitchen with pass through, spacious living room with cozy gas fireplace, and dining room with sliding doors to the patio for your morning coffee! The primary bedroom is a generous size with a 4 piece ensuite too! Swan Brook has covered parking, small storage area, and easy access to all amenities in the downtown core! In unit laundry and self contained furnace and central air. Nice location on the ground level in the south east corner for the morning sun and the afternoon shade! 55+ unit and pets allowed- Dogs 14" to the shoulder. Complex has Fire Optic and has had Poly B piping replaced. This is a great buy! Priced well below assessment of \$299,800. (id:6769)

Foyer 5' x 11'

Bedroom 9'9" x 11'8"

Laundry room 6' x 8'9"

4pc Bathroom 4'7" x 10'

4pc Ensuite bath 7'1" x 8'4"

Primary Bedroom 11'2" x 15'

Dining room 9'3" x 13'

Living room 13'6" x 18'

Kitchen 8' x 12'

Listing Presented By:



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