



# 12477 Westside Road Vernon British Columbia

\$450,000

Welcome to 12477 Westside Road. We offer you a comfortable open-plan rancher with 2 bedrooms and 2 bathrooms, set on just under two acres. The house was built in 2019 and boasts a kitchen with an island, pantry, and stainless steel appliances. You can access the deck through sliders from both the living room and the dining area. The master bedroom has a walk-in closet and a full en-suite bathroom. The fully covered 8x32 deck is a wonderful place to unwind at the end of the day. There is also a storage room on the other side of the deck. Other features include a natural gas furnace installed in 2021, an underground cistern for drinking water, a metal roof, a 24x24 carport, a fire pit, a large workshop, and a fenced and gated yard. There is a nice lakeview the back of the property. It is important to note that this home is located on First Nations Leased land, and the lease is not a registered one. The annual lease is currently \$4100.00 and will be reviewed again in 2027. The property is just a 15-minute drive from town. (id:6769)

Storage 24'0" x 40'0"

Workshop 34'0" x 26'0"

Other 24'0" x 24'0"

Bedroom 9'5" x 14'5"

4pc Ensuite bath 7'11" x 5'7"

Primary Bedroom 14'5" x 13'8"

3pc Bathroom 5'7" x 9'6"

Dining room 7'5" x 9'5"

Kitchen 9'5" x 11'8"

Living room 13'0" x 18'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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

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