



## 312 Grouse Avenue Vernon British Columbia

\$279,900

This charming rancher-style home in Parker Cove offers a perfect blend of space, privacy, and comfort. Lovingly cared for by its one owner, the property sits on a flat lot with no immediate neighbors on either side or behind, providing a serene environment. Inside, you'll find an open-concept living area with warm oak cabinetry and direct access to a stamped concrete patio—ideal for outdoor gatherings and family barbecues. The spacious primary bedroom features a large walk-in closet, a linen closet, and a private 3-piece ensuite bathroom. Additional amenities include a heated double garage with a side man door, a full 4-foot crawl space for extra storage, central air conditioning for year-round comfort, a built-in vacuum system, and a 200-amp electrical service. Just a short 5-minute walk leads you to the beautiful shared beach, exclusive to Parker Cove residents—perfect for enjoying the summer sun and water activities. The home is on a registered lease through 2043, with an annual lease payment of \$4,234.13. This pet-free, well-maintained home in a peaceful waterfront community presents an exceptional opportunity for comfortable living and outdoor enjoyment. Don't miss out on making this your new home! (id:6769)

Other 20'9" x 18'11"

Other 6'3" x 6'8"

3pc Ensuite bath 6'3" x 6'

Laundry room 11'5" x 6'5"

Dining room 9'5" x 12'

Den 9' x 11'5"

Bedroom 12'3" x 9'11"

4pc Bathroom 6'3" x 8'2"

Primary Bedroom 11'7" x 14'4"

Living room 13' x 13'10"

Kitchen 12'5" x 12'

Listing Presented By:



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RE/MAX Vernon

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