



# 339 Hummingbird Avenue Vernon British Columbia

\$449,900

Affordable Okanagan Lake living in beautiful Parker Cove. This executive-style rancher sits on one and a half lots in a gated lakeside community with exclusive Okanagan Lake access. Just a 5-minute walk from the beach and only a short drive from Vernon. Registered lease runs until 2056, providing long-term security while offering one of the most affordable opportunities for lake lifestyle living in the North Okanagan. High-quality construction is highlighted by a spacious foyer, grand front door, and impressive 11-foot ceilings. Thoughtfully designed for convenient one-level living, the primary bedroom is privately located at one end of the home with two additional bedrooms situated at the opposite end. Built with ICF blocks, the home is efficient to heat and cool. Kitchen features a large island, pendant lighting, pull-out storage, top-of-the-line appliances, and a butler pantry. Outside, enjoy a private fully fenced yard, patio with a four-season gazebo, and raised flower beds. Highlights include a huge crawlspace for storage and a 5-foot attic space with pull-down ladder access from the oversized attached garage. 30 Amp RV parking spot, and recent upgrades include new solar tubes, updated flooring and paint, Hunter Douglas blinds, a water purification system, and LED lighting. Over 2,000 feet of shared Okanagan Lake waterfront, a private boat launch, and easy access to nearby North Okanagan hiking and biking trails. Call Tom Scott for more info: 236 888 5816 (id:6769)

Living room 22'11" x 16'1"  
3pc Ensuite bath 13'0" x 7'11"  
Other 9'10" x 5'11"  
Primary Bedroom 14'10" x 13'1"  
Kitchen 22'11" x 16'1"  
Dining room 15'4" x 11'4"

Pantry 12'9" x 7'7"  
Kitchen 18'10" x 13'4"  
Bedroom 13'0" x 11'11"  
Full bathroom 9'4" x 4'11"  
Bedroom 13'8" x 13'0"  
Foyer 15'6" x 6'8"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

<http://www.okanagansold.com/>

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