



# 346 Hummingbird Avenue Vernon British Columbia

\$459,900

Welcome to 346 Hummingbird Avenue, located within the serene community of Parker Cove on the shores of Okanagan Lake. This cabin-in-the-woods-style home sits surrounded by mature trees, offering plenty of privacy. Built in 2008 with over 1,600 sq. ft. of living space, it features 3 bedrooms, 3 bathrooms, post-and-beam construction, and soaring vaulted ceilings in the main living area. The kitchen boasts a large island, plenty of counter space, and stainless steel appliances. The primary bedroom is conveniently located on the main floor with a 3-piece ensuite bathroom. Head upstairs to enjoy the flex space overlooking the living room, with large windows that make it a great option for an office, yoga space, or relaxing reading room. Also on the second level are 2 bedrooms and a full 4-piece bathroom. The home has a number of bonus features, including custom blinds, an EV charger in the carport, built-in vacuum, underground automated irrigation, smart thermostat system, and Telus fibre optic internet! Enjoy quiet days on your fully fenced patio, with ample room for lounging, BBQing, and dining. Parker Cove is located on Westside Road across the lake from Vernon, and owners in the community enjoy access to the private beach, boat launch, dog park, and plenty of open green space. The current lease goes until 2043, with a monthly cost of \$299. Financing options are available. Please contact your agent or the listing agent for further information. (id:6769)

Loft 10'10" x 12'2"

Full bathroom Measurements not available

Bedroom 14'0" x 8'6"

Bedroom 14'0" x 8'6"

Other 6'0" x 6'0"

Partial bathroom Measurements not available

3pc Ensuite bath Measurements not available

Primary Bedroom 10'7" x 15'6"

Kitchen 10'10" x 9'4"

Dining room 10'10" x 11'0"

Living room 12'2" x 14'0"

Listing Presented By:



Originally Listed by:  
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