



# 441 Hummingbird Avenue Vernon British Columbia

\$399,900

Stunningly Updated 3-Bed, 2-Bath Home in the Parker Cove Community Comes with a ""FEDERAL GOVERNMENT PRE PAID LEASE"" That is registered till 2043. This beautifully updated home boasts over \$90,000 in recent improvements, including a brand-new kitchen with modern appliances, durable vinyl plank flooring throughout the main floor, new energy-efficient windows. For year-round comfort, enjoy the new heat pump system complemented by two mini-splits for added heating and cooling in both the living room and primary bedroom. ""Plus, enjoy the potential of an additional 700 square feet in the unfinished basement--perfect for creating your dream rec room, home gym, extra bedroom, or storage space. A blank canvas ready for your personal touch!"" The upgrades extend beyond the interior--step outside to a newly extended front porch, perfect for relaxing, and a brand-new 8' x 12' shed/workshop in the backyard, offering plenty of space for your storage or hobby needs. Located just a short walk from the serene shores of Okanagan Lake, this home is part of the welcoming Parker Cove community, which offers over 2,000 feet of shared beach/lakefront for residents to enjoy. For boating enthusiasts, this property comes with its own registered floating buoy, giving you easy, direct access to the lake without the need to visit the boat launch every time. This exceptional property truly needs to be seen and appreciated. Don't miss out on the chance to make it yours! Parker Cove maintenance fees are very nominal (currently \$900.00 annually) paid annually and covers your water, sewage, garbage services, snow removal, maintenance of all common areas, including beach and park areas (id:6769)

3pc Bathroom 5'1" x 7'9"

Bedroom 13'6" x 12'

Bedroom 13'6" x 10'8"

Other 10'1" x 18'1"

Other 13'6" x 18'1"

Mud room 5'0" x 6'0"

Primary Bedroom 10'4" x 10'8"

3pc Bathroom 7'4" x 12'

Kitchen 8'10" x 9'4"

Dining room 9'1" x 11'1"

Listing Presented By:



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Laundry room 23'11" x 12'4"

Living room 13'8" x 14'9"