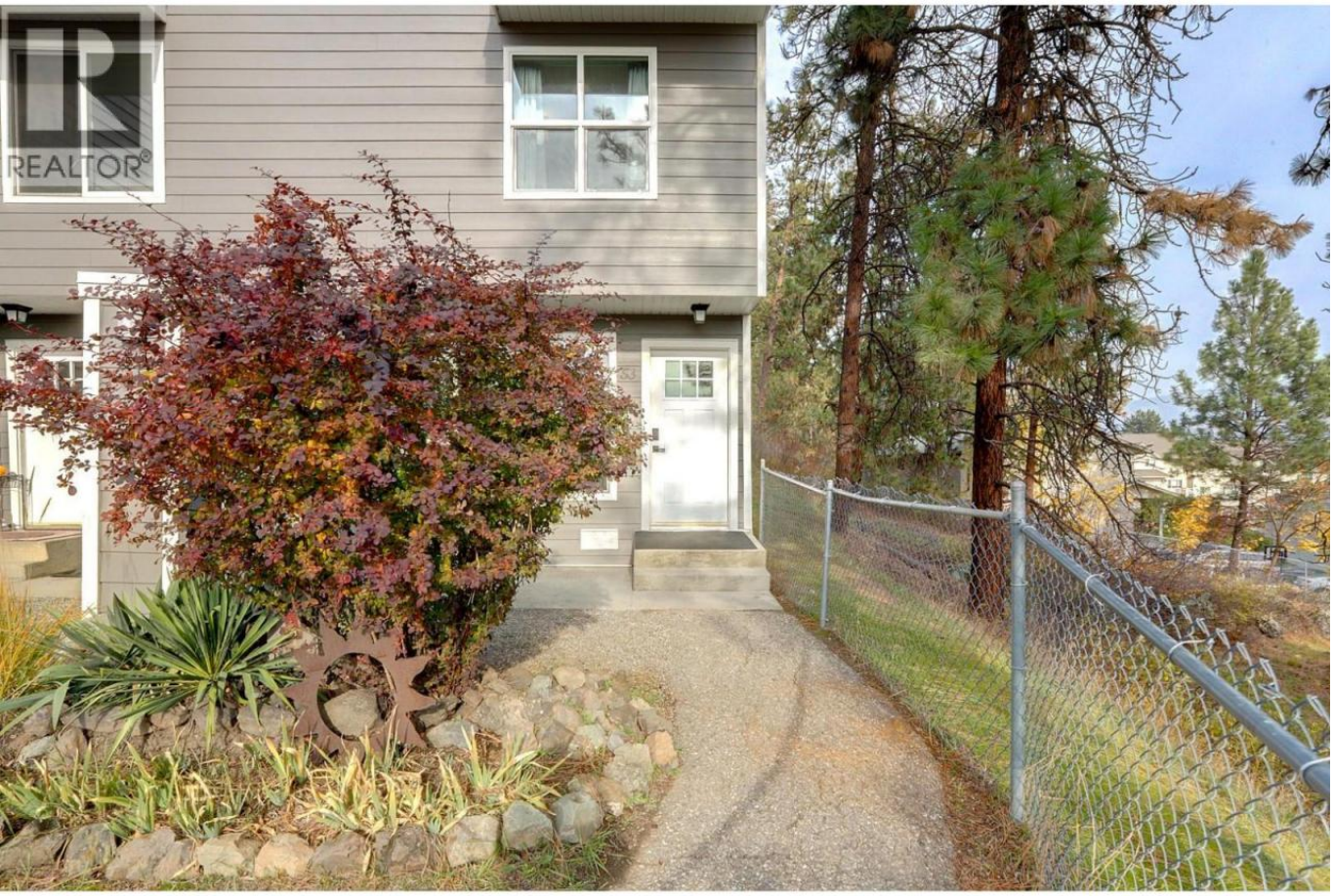


3800 40 Avenue 53 Vernon British Columbia

$299,900

Tucked into the far end of Arbor Lee, this end unit sits beside a stand of tall ponderosa pines with mountain views through the branches. No neighbour on one side and nobody looking in, this unit offers excellent privacy, Plus, its within walking distance to the new Active Living Center, Safeway, so many restaurants and many other amenities. Such a convenient spot! The strata has just wrapped a full exterior refresh, with new siding, windows and doors, and it looks sharp. Step through the new front door with keyless entry into a bright living room with a big picture window. The split-level layout keeps things open, with the dining area looking down over the living room and the stair landing window framing the pines and hills. The kitchen has stainless appliances and a pass-through to the dining area, which is unique in the complex, as many kitchens are galley. The washer and dryer is tucked right around the corner and offers a bit of storage. Two bedrooms, a full bathroom, newer flooring and updated light fixtures. Bring your paint colours and make it yours. Out back, the fenced yard is a true blank slate. Picture a garden, a bistro set under the pines, or both. A small shed and a crawl space running the full length of the lower level handle the storage. Pets welcome: 1 dog (any size) and up to 2 cats, plus up to 2 caged birds, 2 small caged mammals and 2 aquariums. All pets registered with the strata. (id:6769)

Primary Bedroom 11'3" x 13'5"
Living room 12'5" x 13'3"
Bedroom 11'2" x 13'2"
3pc Bathroom 7'1" x 5'1"
Dining room 7'7" x 7'2"
Kitchen 7'10" x 7'7"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

https://jaymemckillop.com/

stilhavn
REAL ESTATE SERVICES

Stilhavn Real Estate Services Okanagan

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.