



536-537 Loon Avenue Vernon British Columbia

\$415,000

Welcome to 536 537 Loon Avenue in Parker Cove. A lovely open plan 3 bedroom 2 bathroom rancher set on a spacious double lot. This solid home has an open plan main living area with beautiful hardwood flooring. The kitchen, baths and entryways have ceramic tile. The kitchen has an abundance of oak cabinetry. The master bedroom has two closets and a 3 piece en-suite. The family room measures 21x21 and has a pellet stove and large windows which bring in lots of natural light. The front covered patio is a fabulous place to sit and enjoy a cup of coffee and perhaps a chat with those walking by. Other features include fully landscaped and fenced backyard, RV parking with a 30 amp plug, 3 year old hot water tank, covered back patio, storage shed, fish pond in the back yard , upgraded insulation in the attic, a five foot crawl space and poly B has been replaced. If you like to garden then this is definitely a must see. Registered lease to 2043. Annual lease amount is currently \$5619.56. All residents share the use of over 2000 feet of prime Okanagan lakefront. (id:6769)

4pc Bathroom 5'0" x 8'0"

Bedroom 10'0" x 12'6"

3pc Ensuite bath 5'0" x 10'0"

Primary Bedroom 12'0" x 15'0"

Bedroom 9'3" x 9'10"

Family room 21'0" x 21'0"

Laundry room 5'6" x 5'6"

Kitchen 10'0" x 12'0"

Dining room 9'0" x 10'6"

Living room 11'0" x 14'7"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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