



536 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. Lease amount is currently \$5760.04 for the double let. 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

<http://www.dawntaylor.ca/>

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.