



## 592 Nighthawk Avenue Vernon British Columbia

\$549,900

Welcome to 592 Nighthawk Avenue, nestled in Parker Cove, presenting a newly built 1,300 square foot rancher complete with an attached double garage. This home boasts an inviting open-concept layout in the main living area, adorned with durable vinyl plank flooring for effortless upkeep. The kitchen shines with its bright white cabinetry, offering ample storage space, soft-close features, a sizable island, elegant quartz countertops & a handy pantry for additional storage needs. The living room is enhanced by an electric fireplace & sliding doors that lead out to a cozy covered back patio. The master suite features a walk-in closet & a 3-piece ensuite bathroom for added convenience. Additional amenities include a propane furnace, a heat pump to ensure comfortable living through heating & cooling, a utility sink in the laundry room & options for both electric and gas (propane) stoves in the kitchen. Prepared for any situation, the home is also equipped with wiring for a generator & a hot tub. Situated just a brief stroll away from 2,000 feet of stunning Okanagan Lakefront, accessible to all residents of the community, this home provides a serene lakeside living experience. The lease is securely registered up to 2056, with the lease fees fully covered until then. With an annual utility fee of \$900, this property offers an exceptional chance to enjoy the Okanagan lifestyle with lake access at an affordable rate. The price is subject to GST, however, there is no PTT. (id:6769)

Other 23'6" x 19'

Laundry room 10'2" x 7'3"

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

Bedroom 12'8" x 8'6"

Bedroom 10'4" x 9'

3pc Ensuite bath 9' x 5'

Primary Bedroom 12'3" x 15'4"

Dining room 14'8" x 9'0"

Kitchen 13'6" x 12'0"

Living room 14'8" x 14'8"

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.

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