



# 625 Nighthawk Avenue Vernon British Columbia

\$304,900

Welcome to 625 Nighthawk Avenue. This family home in Parker Cove is a hidden gem! With its prime location just minutes from the beach, this property offers the perfect blend of comfort, and functionality. The well-designed layout features three spacious bedrooms upstairs, including a master bedroom with a walk-in closet & en-suite bathroom. The main floor boasts a formal dining area with a clever cut-out for your china cabinet, as well as a cozy formal living room with a large bay window that lets in plenty of natural light. The heart of the home is the kitchen, with ample cupboards & counter space perfect for cooking up a storm. A breakfast nook provides a lovely spot for family breakfasts or casual meals. Downstairs, the family room is the perfect spot to relax and unwind, featuring a cozy wood fireplace & sliding doors leading out to the back patio - perfect for al fresco dining or enjoying the evening sunsets. The laundry room is conveniently located off the family room, along with a 2-piece bathroom & a large storage room. And with direct access to the double car garage, you'll have plenty of space for your vehicles and storage needs. This property comes with a registered lease until 2043. The current annual lease is \$3,371.54, which is very reasonable. A fresh coat of paint and some new flooring would make this home truly shine. Don't miss out on this incredible opportunity to own a piece of paradise in Parker Cove! (id:6769)

4pc Bathroom 6'0" x 6'0"

Bedroom 14'8" x 10'0"

Bedroom 9'0" x 9'10"

Other 6'0" x 5'10"

3pc Ensuite bath 6'0" x 8'0"

Primary Bedroom 14'2" x 12'0"

Other 20'0" x 18'5"

Utility room 14'0" x 12'0"

2pc Bathroom 2'6" x 7'0"

Laundry room 7'4" x 6'0"

Dining nook 7'6" x 8'6"

Kitchen 13'0" x 11'0"

Family room 14'0" x 12'0"

Dining room 8'5" x 12'10"

Living room 16'0" x 12'7"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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

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