



9-12069 Westside Road Vernon British Columbia

\$217,500

****Quick Possession Available!**** Welcome to Newport Beach MHP, a desirable 55+ lakeside community on Okanagan Lake. This spacious 1,775 sq. ft. manufactured home offers comfortable one-level living with a functional floor plan, plus a large enclosed sunroom and a utility room/workshop complete with a 2-piece bathroom. The bright kitchen opens to the dining room and spacious living room featuring a wood pellet stove (certification required). A separate family room with an adjoining sitting area provides additional living space. The primary bedroom is privately situated at the rear of the home with sliding doors leading to the sundeck, which is pre-wired for a hot tub. A generous second bedroom, office/storage nook, & 4-piece main bath complete the layout. Enjoy exclusive resident access to the private marina, beach, and picnic area on Okanagan Lake, along with the convenience of the on-site Neighbourhood Grocery Store. Located just 10 minutes from Spallumcheen Golf & Country Club and approximately 20 minutes from Vernon. This is an estate sale. Probate has been granted pending registration. No Property Disclosure Statement is available. The home has recently been Silver Label certified, and the required Newport Beach MHP pre-sale home inspection has been completed. The property requires some work to meet park requirements. Material latent defect disclosure is on file. Schedule of required & suggested maintenance items from Newport Beach MHP MNGMT available. Priced accordingly. (id:6769)

Workshop 18'7" x 10'2"

Other 12'6" x 8'0"

Sunroom 24'7" x 9'6"

Family room 16'2" x 12'10"

Den 9'6" x 3'7"

Dining room 13'6" x 12'10"

Full bathroom 7'8" x 9'9"

Kitchen 12'5" x 10'2"

Bedroom 11'9" x 9'6"

Living room 30'7" x 10'8"

Primary Bedroom 9'10" x 10'0"

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:
Century 21 Assurance Realty Ltd

<http://www.mikesandstra.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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