



## 3900 27 Avenue 94 Vernon British Columbia

\$418,900

Welcome to Spruce Landing, Vernon's most welcoming 55+ community! This unit is the best value you will find in this popular complex, you will not be disappointed with this well loved home. The 2 bed, 2.5 bath unit boasts a back yard with flower & garden space, while the covered patio offers a serene outdoor retreat overlooking the private yard. The bright & open kitchen boasts a new refrigerator, ample cupboard & counter space & a breakfast eating bar. The dining room flows seamlessly into the spacious living room creating an inviting space for entertaining. The primary bedroom features a w/i closet & a 4 pc en-suite bathroom. Laundry facilities are located in a closet on the main floor. The second bedroom on the main level provides the perfect accommodation for guests. A main bathroom completes the main floor. Downstairs is a full, finished basement with a family room, a den/craft room, a 2pc bathroom, a cold storage room, & a great workshop. Stay comfortable year-round with a forced-air furnace for efficient heating & A/C for those warm summer nights. Visitor parking is abundant & there is RV parking within the development. There is a fantastic clubhouse offering social activities. Spruce Landing puts you close to amenities such as downtown shops, restaurants & the Schubert Seniors Centre. The complex welcomes one dog or cat (max. 14" to shoulder). Don't miss out on the opportunity to embrace this fantastic lifestyle--schedule your viewing now & become a part of this great community! (id:6769)

Workshop 23'9" x 12'4"

Family room 13'10" x 11'7"

Other 10'3" x 7'4"

2pc Bathroom 6'7" x 6'5"

Other 11'5" x 8'9"

Laundry room 5'6" x 3'5"

Foyer 7'11" x 7'10"

3pc Bathroom

Bedroom 11'10" x 9'1"

Other 5'7" x 5'4"

4pc Ensuite bath 8'10" x 4'10"

Primary Bedroom 13'2" x 12'5"

Dining room 13'2" x 8'11"

Living room 20'4" x 12'3"

Kitchen 10'11" x 10'1"

Listing Presented By:



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Value Plus 3% Real Estate Inc.

<http://www.vp3.ca/>

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