



## 3900 27 Street 107 Vernon British Columbia

\$449,900

Beautiful, well maintained, 2 bed/2 bath, 55+ townhome in Spruce Landing. Features include level entry from double carport, a spacious kitchen, dining room & living room with cozy electric fireplace. The large Primary bedroom has it's own 4 piece ensuite and walk-in closet. There is a guest bedroom adjacent to the 3 piece main bathroom affording privacy to guests. Sliding patio door from living room opens onto a covered patio and private south facing backyard in which to relax and enjoy the Okanagan sunshine. Seller has lived in and loved this home for 12 years. Seller upgrades since moving in include; kitchen cabinet doors, countertops, faucet, appliances, bathrooms, flooring, paint, window coverings, second railing and carpet down the stairs, and porch light. In addition, the roof is a little more than 12 years old, the HE furnace and A/C are ~ 11 yrs old, the washer is ~ 2 yrs old, and the HW Tank was new in 2023. The basement has a large den/hobby room and large storage room with built-in shelving and a large crawl space as well. There is a built-in vacuum with hose and attachments to make cleaning a breeze. Located just one unit away from visitor parking and a shortcut to mail boxes and clubhouse, and is within walking distance to downtown shopping, restaurants and health services. This is one of the most desirable townhomes in the complex because there is no one behind you, providing a quiet and private backyard. This one won't last so book your showing today! (id:6769)

Other 24'6" x 21'6"

Storage 14'7" x 10'11"

Den 11'6" x 8'5"

Foyer 7'10" x 3'8"

4pc Ensuite bath 8'11" x 4'10"

Primary Bedroom 13'4" x 12'5"

3pc Bathroom 7'9" x 7'6"

Bedroom 11'7" x 9'1"

Living room 15'10" x 12'3"

Dining room 12'3" x 9'2"

Kitchen 10'9" x 9'11"

Listing Presented By:



Originally Listed by:

O'Keefe 3 Percent Realty Inc.



Royal

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