



## 145 Falcon Avenue Vernon British Columbia

\$384,900

Welcome to 145 Falcon Avenue, Parker Cove Discover this beautifully maintained 4-bedroom, 3-bathroom home backing onto peaceful greenspace in the heart of Parker Cove. With an open-concept living area, easy-care flooring, and soft neutral tones, this home offers both comfort and style. The updated kitchen (2022) features modern countertops, appliances, and a stylish backsplash, while the adjoining dining area opens to a spacious deck--perfect for summer BBQs and outdoor entertaining. The bright living room is filled with natural light from large windows, and a cozy propane gas fireplace adds warmth on cooler mornings. The generous primary bedroom easily accommodates a king-sized bed and includes a private 3-piece ensuite. The walk-out basement is framed and boarded, offering excellent additional living space with two bedrooms, a family room, hobby room, 3-piece bathroom, and abundant storage. There is also a chair lift from the main floor to the basement. Additional features include central air, built-in vacuum, a fenced yard, and ample parking with room for a boat or RV. A recently replaced (3-year-old) hot water tank adds peace of mind. Enjoy shared access to nearly 2,000 feet of stunning Okanagan lakefront--ideal for swimming, boating, or simply relaxing by the water. This home is being offered with a lease prepaid to 2056, providing buyers the opportunity to obtain a CMHC-approved mortgage. 145 Falcon Avenue combines modern living with an exceptional location. Don't miss out on this incredible opportunity! (id:6769)

3pc Bathroom 7'10" x 10'4"

Storage 6'10" x 4'11"

Hobby room 14'8" x 9'9"

Family room 14'8" x 15'0"

Bedroom 13'2" x 9'11"

Bedroom 12'3" x 9'11"

Other 8'0" x 22'0"

Dining room 11'5" x 11'5"

Living room 12'0" x 12'0"

Kitchen 12'0" x 9'11"

Laundry room 11'7" x 8'5"

Bedroom 10'0" x 11'0"

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

3pc Ensuite bath 6'3" x 5'5"

Primary Bedroom 11'5" x 11'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



Royal

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