



## 223 Cougar Street Vernon British Columbia

\$394,900

Nestled on a spacious corner lot at 223 Cougar Street in Parker Cove, this immaculate modular home offers a delightful Okanagan living experience. The property features two bedrooms plus a versatile den, ideal for a home office or guest space, and two well-appointed bathrooms. The bright kitchen boasts crisp white cabinetry, stainless steel appliances, a skylight that floods the space with natural light, and ample storage for your culinary needs. The master bedroom includes a convenient 3-piece in-suite bathroom, while the den/office provides a practical and private workspace. Gorgeous walnut hardwood flooring adds warmth throughout the main living area, complemented by large windows that create a bright atmosphere. The property has a new furnace and A/C (installed December 2022), ensuring peace of mind and energy efficiency. Outdoors, enjoy a fenced backyard, carport, and an attached single-car garage with a workbench. Additional features include underground sprinklers, a crawl space, and a shed for ample storage. The low-maintenance landscaping lets you enjoy the beautiful Okanagan surroundings with minimal upkeep. Located just a few minutes' walk from a shared beach, this property benefits from a lease registered until 2043, with an annual lease payment of \$4702.25 for 2025. Here is an affordable opportunity to embrace the Okanagan lifestyle near the lake. (id:6769)

Laundry room 11'0" x 6'0"

Other 23'0" x 13'0"

Den 7'10" x 11'9"

3pc Ensuite bath 7'8" x 5'0"

4pc Bathroom 5'8" x 5'9"

Bedroom 11'8" x 7'2"

Primary Bedroom 11'5" x 11'3"

Kitchen 8'6" x 11'3"

Dining room 8'2" x 11'3"

Living room 16'5" x 11'2"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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Royal

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