

## 404 Hummingbird Avenue Vernon British Columbia

Other 19'0" x 16'10"

Laundry room 'x'

Den 9'7" x 9'6"

Welcome to 404 Hummingbird Ave Discover this beautifully updated & spacious rancher home located in the charming community of Parker Cove. This inviting residence features 2 bedrooms plus a den & 2 bathrooms, offering a perfect blend of comfort & style. As you enter, you'll be greeted by a bright & open living area that boasts vaulted ceilings and hardwood flooring. The kitchen is equipped with an island and stainless steel appliances, making it ideal for both everyday meals & entertaining guests. The dining area is illuminated by a charming bay window, while the large living room features a cozy gas fireplace (requiring connection to the propane tank) for those chilly evenings. The master bedroom will easily accommodate a king-sized bed & offers a walk-in closet along with an en-suite bathroom for added privacy. At the front of the home, the den/office is bathed in natural light from its two large windows, providing an inspiring workspace or reading nook. This home is thoughtfully designed for wheel chair accessibility, including wide doorways, a roll-in shower & a lift from the garage into the main living area, ensuring ease of movement throughout the property. Additional features include a generous 4-foot crawl space for ample storage, an attached double garage, & recent updates such as a new furnace & hot water on demand (2021), a roof replacement (2016),& a newly replaced back deck (2020). Experience comfortable living in a serene environment. PREPAID LEASE TO 2043 (id:6769)

3pc Ensuite bath 9'7" x 8'9"

Primary Bedroom 15'7" x 13'11"

Kitchen 10'0" x 11'0"

Living room 18'0" x 13'0"

Listing Presented By:



Originally Listed by: RE/MAX Vernon

http://www.dawntaylor.ca/



Royal

## LePage Kelowna

#1-1890 Cooper Road, Kelowna,

Phone: 250-860-1100

sbuck56@gmail.com

Bedroom 11'0" x 8'10" 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.