



## 409 Polson Avenue Enderby British Columbia

\$639,800

Your newer home awaits you. Move into this 2022 Modular Bungalow 972 sq.ft. open floor concept home, that is built above flood plain elevation. There is so much to this large 70 x 125 ft (.20 acres) City Property, including two driveways with gated back lane access. Vinyl plank flooring throughout, Whirlpool Fridge, Stove, Dishwasher with an LG washer and dryer. Enjoy a cup of coffee on your 27' x 6' covered front porch or take in the mountain view on the large side deck. For all the outdoor gardeners, enjoy a huge area of garden beds and a custom-built Workshop 8'x12' on 8'x20' 6" concrete pad, plus a custom-built Garden Shed 8'x8'. The property boasts many mature fruit trees including Apple, Peach and several Plum trees, numerous berry bushes, flower beds of Iris, Chinese Lantern, Lilac, wildflowers and other perennials. Lots of balance left on the 10-year warranty. Home features a Crawl Space Access Hatch with Stairs. Large area of back yard area set aside for future paving stone patio sitting area with stone fire-pit. Owner utility pole with all underground city utilities including 200 AMP power, water, natural gas, and TELUS fiber optics. Home can be available for immediate possession (id:6769)

Full ensuite bathroom 5' x 11'

Full bathroom 5' x 9'

Bedroom 8'11" x 9'9"

Primary Bedroom 10'10" x 14'4"

Kitchen 11'5" x 12'8"

Living room 21'5" x 12'8"

Listing Presented By:



Originally Listed by:

Sutton Group-West Coast Realty  
(Surrey/24)

<http://www.divenkisun.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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.