



## 447 Ibis Avenue Vernon British Columbia

\$299,000

Charming cottage, amazing lifestyle. Located a short stroll from beautiful Okanagan Lakeshore in popular Parker Cove, this home has a great layout, offers one level living with a bedroom (contains a Murphy bed), kitchen, living room, dining room, full bathroom and laundry on the main level, in addition enjoy the spacious primary bedroom, full bathroom and den/office in the loft. The pellet stove and hardwood floors in the main level living room create a warm ambience while the four skylights provide lots of natural light. The kitchen features maple cabinetry, island and a propane gas stove. The basement is unfinished and partially framed in (approximately 952 square feet), contains workbenches and awaits your ideas or makes for an ideal storage area for all your beach and lake toys. Low maintenance exterior with Hardi Plank siding and no lawn to maintain means more time at the beach and relaxing at home. Parking for two vehicles plus a dedicated RV or boat parking stall. Pets allowed with park approval. Registered lease to 2043, current lease amount is \$3371.54 plus a \$900 annual utility fee paid to Parker Cove. Rentals are allowed (subject to park approval) but not short-term rentals. Renters are not allowed to have a pet. Roof, skylights, gutters and downpipes replaced in 2018, washer & dryer 2021. 125 Amp service, exterior painted 2022 (id:6769)

Den 11'6" x 16'0"

3pc Ensuite bath 8'4" x 6'10"

Primary Bedroom 12'4" x 16'0"

Other 6'0" x 6'0"

Bedroom 12'3" x 12'3"

Full bathroom 12'3" x 8'0"

Living room 18'0" x 14'4"

Dining room 14'4" x 11'2"

Kitchen 10'5" x 12'4"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



Royal

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