



## 536 Loon Avenue Vernon British Columbia

\$295,000

Welcome to 536-537 Loon Avenue, Parker Cove Charming 3-Bedroom Rancher on Double Lot with Mountain Views. This beautifully maintained 3-bedroom, 2-bathroom rancher is located on a spacious double lot in the serene lakeside community of Parker Cove. This inviting home features an open-concept main living area adorned with gleaming hardwood floors, while the kitchen, entryways, and bathrooms are finished with durable ceramic tile. The kitchen offers ample storage with abundant oak cabinetry and seamlessly flows into the dining and living areas--perfect for entertaining. The generously sized 21x21 family room boasts a cozy pellet stove and large windows that flood the space with natural light. The primary bedroom is a relaxing retreat with dual closets and a 3-piece en-suite. Step outside to enjoy your morning coffee on the covered front patio, overlooking dedicated green space and beautiful mountain views--a perfect spot to relax or chat with neighbors. Additional highlights include: Fully landscaped and fenced backyard Covered back patio and fish pond RV parking with 30-amp power Storage shed and upgraded attic insulation 5-foot crawl space for added storage 4-year-old hot water tank Poly B plumbing has been replaced. Gardeners will appreciate the mature landscaping and room to grow. This home includes a registered lease until 2043, with a current lease amount of about \$5,889.64 for the double lot. Residents also enjoy shared access to over 2,000 feet of prime Okanagan lakefront--ideal for summer fun and relaxation. Don't miss the chance to live in this peaceful lakeside community--schedule your private viewing today! (id:6769)

4pc Bathroom 5'0" x 8'0"

Bedroom 10'0" x 12'6"

3pc Ensuite bath 5'0" x 10'0"

Primary Bedroom 12'0" x 15'0"

Bedroom 9'3" x 9'10"

Family room 21'0" x 21'0"

Laundry room 5'6" x 5'6"

Kitchen 10'0" x 12'0"

Dining room 9'0" x 10'6"

Living room 11'0" x 14'7"

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.

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com