



12477 Westside Road Vernon British Columbia

\$450,000

Welcome to 12477 Westside Road. We offer you a comfortable open-plan rancher with 2 bedrooms and 2 bathrooms, set on just under two acres. The house was built in 2019 and boasts a kitchen with an island, pantry, and stainless steel appliances. You can access the deck through sliders from both the living room and the dining area. The master bedroom has a walk-in closet and a full en-suite bathroom. The fully covered 8x32 deck is a wonderful place to unwind at the end of the day. There is also a storage room on the other side of the deck. Other features include a natural gas furnace installed in 2021, an underground cistern for drinking water, a metal roof, a 24x24 carport, a fire pit, a large workshop, and a fenced and gated yard. There is a nice lakeview the back of the property. It is important to note that this home is located on First Nations Leased land, and the lease is not a registered one. The annual lease is currently \$4100.00 and will be reviewed again in 2027. The property is just a 15-minute drive from town. (id:6769)

Storage 24'0" x 40'0"
Workshop 34'0" x 26'0"
Other 24'0" x 24'0"
Bedroom 9'5" x 14'5"
4pc Ensuite bath 7'11" x 5'7"

Primary Bedroom 14'5" x 13'8"
3pc Bathroom 5'7" x 9'6"
Dining room 7'5" x 9'5"
Kitchen 9'5" x 11'8"
Living room 13'0" x 18'11"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@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.