



## 3603 27 Avenue 17 Vernon British Columbia

\$419,900

Rare find! Desirable Hamilton Place is a level senior complex located within 5 minutes walking distance of downtown Vernon, with only 17 units in the complex. This corner unit offers a single attached garage, private fenced backyard, spacious 1,037 sq ft on the main level with 2bed,2bath, and main floor laundry room, a full basement, w/ one side finished and the other side clean and ready to be finished or kept for ample storage &/or workshop space. The HWT was replaced in 2023, the furnace & central A/C were replaced in Nov.2007, and the basement was finished in 2022. Newer appliances in the kitchen. Poly B pipes were replaced in the renovated half of the basement in 2021, and it is easy to replace the rest of the Poly B pipes on the unfinished side where the pipes are visible and accessible. The yard is perfect for a small dog or a cat. The lovely private covered patio on the south side of the unit is perfect for enjoying the sun or shade and lovely perennials in your manageable garden space. The bus stop is steps away on the road behind the complex (27th Ave). Enjoy Vernon's mild climate in the beautiful sunny Okanagan, with golf courses, ski hills, the Okanagan Regional Library, Kalamalka & Okanagan Lake, all within a short driving distance. The Kelowna International Airport is only 39.2 Km away (30 minutes). This is the perfect location to retire. Bring your ideas to remodel this affordable, perfect Okanagan home! It won't last long! Quick occupancy is possible (id:6769)

Workshop 45'0" x 11'2"

Storage 10'11" x 4'4"

Storage 10'11" x 4'5"

Recreation room 10'11" x 32'0"

3pc Bathroom 7'8" x 9'7"

Bedroom 11'0" x 10'5"

Other 7'9" x 3'10"

4pc Ensuite bath 7'9" x 6'3"

Primary Bedroom 11'4" x 13'0"

Living room 26'6" x 13'8"

Kitchen 17'2" x 7'8"

Foyer 13'3" x 7'2"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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