



# 12069 Westside Road 18 Vernon British Columbia

\$315,000

Welcome to Unit 18 in Newport Beach Mobile Home Park, a sought-after adult community with direct access to beautiful Okanagan Lake. This well-maintained 3-bedroom, 2-bathroom home offers over 1,300 sq. ft. of comfortable living with thoughtful upgrades throughout. The bright kitchen features two skylights, ample counter space, a brand-new propane cooktop, and a pantry with convenient pull-out drawers. The spacious living room boasts easy-care laminate flooring, while the primary bedroom includes a walk-in closet and a 4-piece ensuite with a relaxing jetted tub. A dedicated laundry room includes extra storage and a utility sink. Additional highlights include a 4-year-old furnace for efficient heating/cooling, a metal roof recently re-nailed, two storage sheds, a greenhouse, and a 28' x 14' insulated crawl space. The large, park-like lot features raised garden beds and vibrant flower beds—perfect for gardening enthusiasts. Enjoy outdoor living on the expansive covered deck. Pet-friendly with park approval (1 dog under 20" or 1 indoor cat). Pad rent includes water, sewer, garbage, recycling, and lake access. Mailboxes and a small on-site store add convenience. Just 15 minutes from town—lake life awaits! (id:6769)

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|-------------------------------|---------------------------|
| Storage 10'0" x 6'            | Laundry room 7'2" x 5'6"  |
| Storage 16'0" x 10'0"         | Kitchen 12'9" x 13'5"     |
| Other 28'3" x 14'             | Bedroom 10'8" x 8'10"     |
| Other 5'0" x 4'0"             | 4pc Bathroom 7'4" x 5'2"  |
| Bedroom 13'3" x 10'8"         | Dining room 12'9" x 12'6" |
| 4pc Ensuite bath 8'0" x 5'0"  | Living room 17'8" x 13'0" |
| Primary Bedroom 12'9" x 11'0" |                           |

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Listing Presented By:



Originally Listed by:  
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