



346 Hummingbird Avenue Vernon British Columbia

\$459,900

Welcome to 346 Hummingbird Avenue, located within the serene community of Parker Cove on the shores of Okanagan Lake. This cabin-in-the-woods-style home sits surrounded by mature trees, offering plenty of privacy. Built in 2008 with over 1,600 sq. ft. of living space, it features 3 bedrooms, 3 bathrooms, post-and-beam construction, and soaring vaulted ceilings in the main living area. The kitchen boasts a large island, plenty of counter space, and stainless steel appliances. The primary bedroom is conveniently located on the main floor with a 3-piece ensuite bathroom. Head upstairs to enjoy the flex space overlooking the living room, with large windows that make it a great option for an office, yoga space, or relaxing reading room. Also on the second level are 2 bedrooms and a full 4-piece bathroom. The home has a number of bonus features, including custom blinds, an EV charger in the carport, built-in vacuum, underground automated irrigation, smart thermostat system, and Telus fibre optic internet! Enjoy quiet days on your fully fenced patio, with ample room for lounging, BBQing, and dining. Parker Cove is located on Westside Road across the lake from Vernon, and owners in the community enjoy access to the private beach, boat launch, dog park, and plenty of open green space. The current lease goes until 2043, with a monthly cost of \$299. Financing options are available. Please contact your agent or the listing agent for further information. (id:6769)

Loft 10'10" x 12'2"

Full bathroom Measurements not available

Bedroom 14'0" x 8'6"

Bedroom 14'0" x 8'6"

Other 6'0" x 6'0"

Partial bathroom Measurements not available

3pc Ensuite bath Measurements not available

Primary Bedroom 10'7" x 15'6"

Kitchen 10'10" x 9'4"

Dining room 10'10" x 11'0"

Living room 12'2" x 14'0"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

<http://www.johnkinloch.com/>



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.