



415 Hummingbird Avenue Vernon British Columbia

\$249,900

Welcome to 415 Hummingbird Avenue in Parker Cove -- a cozy and inviting 2-bedroom, 3-bathroom home set on a flat, easy-care lot. The generous kitchen features classic oak cabinetry, while the spacious living room offers a warm and welcoming atmosphere with easy-care laminate flooring and a propane fireplace. From the dining area, sliding doors lead out to a 36' x 10' covered deck complete with a propane hookup for your BBQ -- perfect for outdoor entertaining. The primary bedroom includes a full 4-piece ensuite, offering comfort and privacy. The lower level expands your living space with a second bedroom, a large family room, a craft/utility room with sink, ample storage, a cold room, a full 4-piece bath, and a sizeable workshop -- ideal for hobbies or projects. Additional features include: Metal roof Fenced yard Radon mitigation system PEX plumbing Propane furnace (2018) Hot water tank (~4 years old) Air conditioning (2021) Nearly all new windows The annual lease is \$3,455.83, registered until 2043. If you've been searching for an affordable opportunity to enjoy the Okanagan lifestyle near the lake, this wonderful home is a must-see! (id:6769)

Workshop 16'4" x 13'

Hobby room 11'3" x 14'10"

Other 12' x 11'

Bedroom 9'3" x 11'4"

4pc Bathroom 10'3" x 5'6"

4pc Ensuite bath 10'3" x 6'3"

Primary Bedroom 12'11" x 12'9"

2pc Bathroom 4'8" x 4'5"

Laundry room 6'3" x 6'

Kitchen 11'8" x 9'3"

Dining room 8'8" x 7'

Living room 16'5" x 11'1"

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.