



## 519 Loon Avenue Vernon British Columbia

\$399,900

Welcome to 519 Loon Avenue in Parker Cove, a serene retreat that perfectly blends comfort, functionality, and relaxed lakeside living. This beautifully maintained 2-bedroom, 2-bathroom rancher is situated on a large, fully landscaped and fenced lot, offering privacy and space to enjoy the outdoors. Inside, the bright open-concept main living area is warm and welcoming, featuring vinyl plank flooring, quartz countertops, skylights, and a cozy gas fireplace—ideal for cooler evenings. The spacious primary bedroom includes a walk-in closet and a 3-piece ensuite, while both the dining area and primary bedroom provide access to the covered patio, creating an effortless indoor-outdoor connection. A charming pergola offers added shade and privacy, making it a perfect spot to relax or entertain. Designed with practicality in mind, this home offers a built-in vacuum system, energy-efficient heat pump for heating and cooling, attached heated garage, and a 6-foot basement with a den/office and generous storage space. Additional features include a storage shed, underground irrigation, radon mitigation system, wiring and breaker for a hot tub, and a plug and breaker for a backup generator. The oversized driveway easily accommodates an RV or boat and includes a 30-amp plug and sani-dump. Enjoy excellent proximity to the beach—just a short walk away—where peaceful shoreline strolls and beautiful sunrises await. The property is on a registered lease until 2043, with a current annual lease of \$4,993.60. This is a wonderful opportunity for those looking to retire or embrace a quiet, carefree lifestyle in the heart of Parker Cove. (id:6769)

Den 15' x 10'

3pc Ensuite bath 6'3" x 6'

Bedroom 10' x 12'

Laundry room 11'11" x 6'3"

Dining room 9' x 13'5"

4pc Bathroom 6'4" x 6'

Primary Bedroom 14'3" x 11'7"

Living room 19' x 13'10"

Kitchen 10'10" x 12'4"

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

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