



## 592 Nighthawk Avenue Vernon British Columbia

\$549,900

Welcome to 592 Nighthawk Avenue, located in the beautiful Parker Cove community. This newly constructed 1,300-square-foot rancher offers modern comfort and practicality, complete with an attached double garage. Step into an open-concept main living area featuring durable vinyl plank flooring, designed for easy maintenance. The kitchen impresses with bright white cabinetry, soft-close drawers, a generous island, sleek quartz countertops, and a pantry for extra storage. The living room, warmed by an electric fireplace, opens to a cozy covered back patio through sliding doors, creating the perfect space for indoor-outdoor living. The master suite includes a walk-in closet and a private 3-piece ensuite for your convenience. Additional features of this thoughtfully designed home include a propane furnace, a heat pump for efficient heating and cooling, a utility sink in the laundry room, and flexible options for both electric and propane stoves. The home is also pre-wired for a generator and a hot tub, ensuring you're prepared for all occasions. Situated just a short walk from 2,000 feet of beautiful Okanagan Lakefront accessible to all residents, this property offers the ideal lakeside lifestyle. The lease is secured until 2056, with lease fees fully paid, and an annual utility fee of just \$950. This is an excellent opportunity to enjoy the Okanagan lifestyle at an affordable rate. Note: GST applies, but no Property Transfer Tax (PTT). (id:6769)

Other 23'6" x 19'

Laundry room 10'2" x 7'3"

4pc Bathroom 8'0" x 5'0"

Bedroom 12'8" x 8'6"

Bedroom 10'4" x 9'

3pc Ensuite bath 9' x 5'

Primary Bedroom 12'3" x 15'4"

Dining room 14'8" x 9'0"

Kitchen 13'6" x 12'0"

Living room 14'8" x 14'8"

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Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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