



## 3800 40 Avenue 61 Vernon British Columbia

\$349,000

INVESTOR & FIRST-TIME BUYER ALERT! Welcome to Arbor Lee, a sought-after complex offering a fantastic opportunity with NO age or rental restrictions! This newer spacious 3-bedroom, 2-bathroom, 1206 sq. ft. unit is bright and inviting, featuring three levels of living space and an abundance of storage. The main level boasts an inviting living room with a large window overlooking the front patio. Step up to the loft-style dining area, seamlessly connected to the kitchen--perfect for entertaining or catching up with family. This level also includes two spacious bedrooms, a full bath, a laundry room, and access to the covered deck. The top floor is dedicated to the private primary retreat, complete with an ensuite and plenty of closet space. Recent updates add value and style, including a brand-new \$10,000 composite deck with a gazebo, new light fixtures with dimmers, and refreshed bathroom fixtures. Stunning mountain and city views can be seen from the front windows, plus you'll love the added privacy of backing onto a peaceful hillside with no rear neighbors. Enjoy the convenience of designated parking & visitor parking just outside your doorstep in this quiet, family-friendly community. With move-in-ready convenience, ample storage, and an unbeatable location close to schools, parks, recreation, and shopping, this home checks all the boxes. Don't miss your chance to own in this desirable community! Book your private viewing today! (id:6769)

Dining room 7'8" x 8'5"

Laundry room 4'7" x 8'0"

4pc Bathroom 5'3" x 7'7"

Bedroom 11'3" x 10'1"

Bedroom 8'8" x 13'10"

Kitchen 7'6" x 7'8"

2pc Ensuite bath 4'10" x 7'1"

Primary Bedroom 12'5" x 17'1"

Foyer 5'6" x 4'1"

Living room 12'10" x 14'2"

Listing Presented By:



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O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



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