

Desert Cove Estates

322 - 3rd. STREET, Vernon, BC, V1H 1Z1

- **\$399,900**
- 1,400 SQ FT YEAR BUILT 2005
- 2 BEDROOMS 2 BATHS



PROPERTY INFORMATION:

RESORT STYLE ADULT AGE 40+ LIVING!

Located just minutes from Vernon - Beautifully Maintained Bright 2 Bedroom /2 Bath Rancher. Newer Hardwood throughout, Maple Kitchen, Family Room with Gas Fireplace & Bay Window with Sliding glass doors going out onto a large covered rear Patio and fully fenced backyard with Mountain View. Lush backyard with high Cedar Hedge ensures your Privacy. Upgraded Light Fixtures/Washer & Dryer/Hot Water Tank/Fridge plus newer paint. Built-in Vacuum, Water Softener, Skylight. Lease fees of \$344.00/month include Land Lease, water, garbage pickup, use of Clubhouse/Recreation Center with indoor Pool and Spa, RV parking, road maintenance and snow removal and street lighting. Extended Lease Paid to Year 2055. Great Location next to Public Golf Course and Okanagan Lake!

BUILDING FEATURES: YEAR BUILT 2005

- **Architectural Style:** Rancher
- **Basement Development:** Unknown
- **Basement Type:** 4 Ft Crawl space
- **Cooling:** Central air conditioning
- **Exterior Finish:** Vinyl siding
- **Flooring:** Hardwood, Tile, Vinyl
- **Foundation:** Concrete
- **Roof Style:** Conventional
- **Roofing Material:** Asphalt shingle
- **Heating Fuel:** Natural gas
- **Water:** Private Utility
- **Sewer:** Septic System

PROPERTY FEATURES:

- **Bedrooms:** 2 (Master with Ensuite)
- **Bathrooms:** 2 (4 pce & 3 pce)
- **Floor Space:** 1400 Square Feet
- **Landscape Features:** Lawn Front and Back, Blue Granite Accents, Underground Sprinklers
- **Lot Size:** Frontage 50 Depth 120
- **Real Estate Type:** Single Family
- **Title:** Leasehold
- **View:** Mountain view
- **Parking Type:** Attached garage
- **No. of Parking Spaces:** 4
- **Attached Storage Shed** 10.6 by 6 Ft

ROOMS:

- **Kitchen** Main Level 13 Ft x 12 Ft
- **Family** Main Level 13.9 Ft x 11.10 Ft
- **Living** Main Level 16 Ft x 15 Ft
- **Dining** Main Level
- **Master Bedroom** Main Level 12.5 Ft x 11 Ft
- **Bedroom** Main Level 11.2 Ft x 10 Ft
- **Laundry** Main Level
- **Bathroom** Main Level Ensuite Full 5.5 x 7.9 Ft (Est)
- **Bathroom** Main Level 5 x 5 Ft (Est)

Taxes 2019 A \$1,445.63 or B \$675.63 or C \$400.63

Zone North Okanagan - Sub Area – Swan Lake West

Legal Description: Lot 27 – 127, Block 2, Plan RSBC4004R Okanagan IR#1

Contact Cynthia Dahl at 403-481-1773 for a Viewing

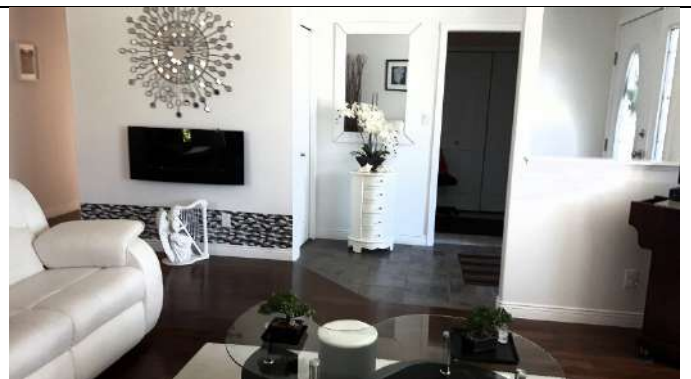
Or email cindydahl2013@gmail.com with any questions.

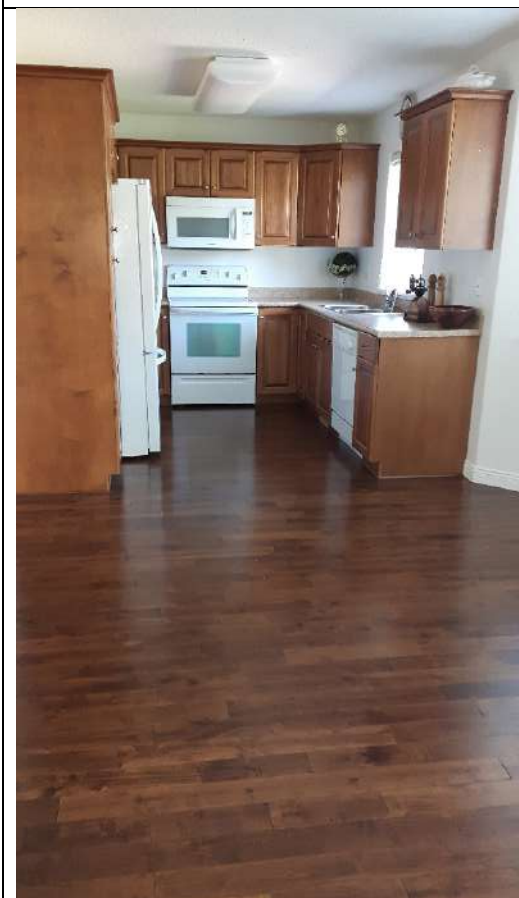
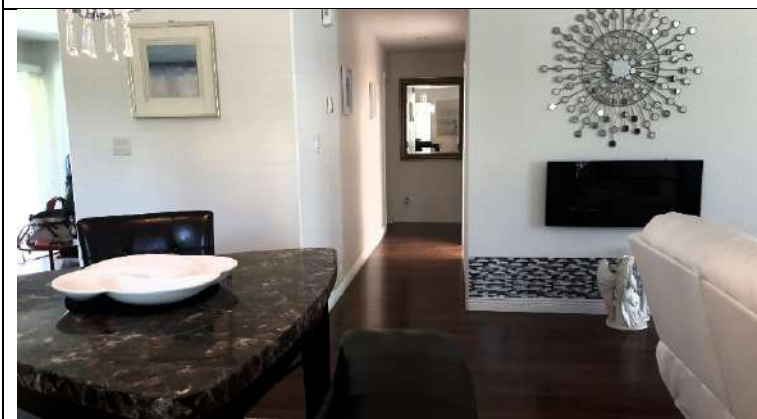
Serious Enquiries Only –Preferably Pre-Approved for Mortgage Funds

August 15, 2019

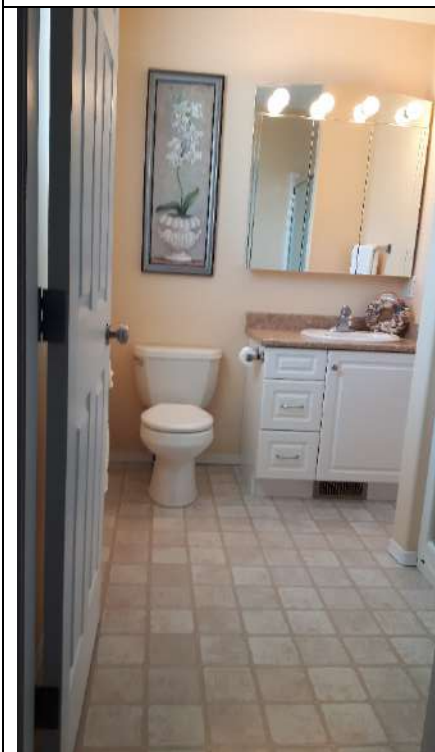


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