

\$399,900 - 441 Hummingbird Avenue, Vernon

MLS® #10343099

\$399,900

3 Bedroom, 2.00 Bathroom, 1,255 sqft

Single Family on 1.00 Acres

Okanagan North, Vernon, British Columbia

****Beautifully Updated 3-Bed, 2-Bath Home in Parker Cove**** With an additional 700 sq. ft. of unfinished basement space – perfect for storage, hobbies, or future development. One of the best parts? The lease is ****prepaid until 2043****. That means there are ****no monthly lease payments**** to worry about – it's all taken care of. This beautifully updated home boasts over \$90,000 in recent improvements, including a brand-new kitchen with modern appliances, durable vinyl plank flooring throughout the main floor, new energy-efficient windows. For year-round comfort, enjoy the new heat pump system complemented by two mini-splits for added heating and cooling in both the living room and primary bedroom. The upgrades extend beyond the interior – step outside to a newly extended front porch, perfect for relaxing, and a brand-new 8' x 12' shed/workshop in the backyard, offering plenty of space for your storage or hobby needs. Located just a short walk from the serene shores of Okanagan Lake, this home is part of the welcoming Parker Cove community, which offers over 2,000 feet of shared beach/lakefront for residents to enjoy. For boating enthusiasts, this property comes with its own registered floating buoy, giving you easy, direct access to the lake without the need to visit the boat launch every time. This exceptional property truly needs to be seen and appreciated. Don't miss out on the chance to make it yours! Parker Cove maintenance fees are very



nominal (currently \$900.00 annually) paid annually and covers your water, sewage, garbage services, snow removal, maintenance of all common areas, including beach and park areas (id:6289)

Built in 1993

Essential Information

Listing #	10343099
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,255
Acres	1.00
Year Built	1993
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Ranch

Community Information

Address	441 Hummingbird Avenue
Subdivision	Okanagan North
City	Vernon
Province	British Columbia
Postal Code	V1H2A1

Amenities

Features	One Balcony
Parking Spaces	3
Parking	RV
View	View (panoramic)
Is Waterfront	Yes
Waterfront	Other

Interior

Heating	Electric Baseboard heaters, Forced air, Heat Pump
Cooling	Heat Pump
# of Stories	2

Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Downtown Realty
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