

# \$395,600 - 528 Loon Avenue, Vernon

MLS® #10363024

**\$395,600**

3 Bedroom, 2.00 Bathroom, 1,368 sqft

Single Family on 0.09 Acres

Okanagan North, Vernon, British Columbia

Welcome to Parker Cove an affordable waterfront community on the tranquil shores of Okanagan Lake! This inviting 3 bedroom, 2 bath rancher is designed with comfort and style in mind, offering a spacious open-concept floor plan with meticulous finishes throughout. The gourmet kitchen flows seamlessly into the dining and living areas, with patio access that's perfect for relaxing or entertaining. The primary suite is a true retreat with a large walk in closet and a 3 piece ensuite, while two additional bedrooms and a full bath provide plenty of room for family or guests. A convenient laundry/mudroom connects directly to the double garage, adding everyday functionality. This patio is ready for relaxing nights in the Okanagan complete with hot tub wiring already installed, just waiting for you to add your own spa! Life at Parker Cove means more than just a home it's a lifestyle. Residents enjoy exclusive access to a sandy beach, swimming area, boat launch, and playground, along with a welcoming community surrounded by recreation opportunities year round. This property is part of a registered leasehold in place (not prepaid). The current annual lease cost is \$6,227.87, and an additional yearly fee of currently \$950 covers water, sewer, garbage, snow removal, road maintenance, and common area upkeep. Don't miss out on this stunning, affordable, professionally manicured lot. (id:6289)



Built in 2021

## Essential Information

|                |                       |
|----------------|-----------------------|
| Listing #      | 10363024              |
| Price          | \$395,600             |
| Bedrooms       | 3                     |
| Bathrooms      | 2.00                  |
| Square Footage | 1,368                 |
| Acres          | 0.09                  |
| Year Built     | 2021                  |
| Type           | Single Family         |
| Sub-Type       | Leasehold/Leased Land |
| Style          | Ranch                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 528 Loon Avenue  |
| Subdivision | Okanagan North   |
| City        | Vernon           |
| Province    | British Columbia |
| Postal Code | V1H2A1           |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Park, Recreation                             |
| Utilities      | Cable, Electricity, Telephone, Sewer, Water  |
| Features       | Level lot, Central island, Wheelchair access |
| Parking Spaces | 4                                            |
| Parking        | Attached Garage                              |
| # of Garages   | 2                                            |
| View           | Mountain view                                |

## Interior

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Range - Electric, Microwave, Washer/Dryer Stack-Up |
| Heating         | Electric, Other Heat Pump                                                    |
| Cooling         | Heat Pump                                                                    |
| Fireplace       | Yes                                                                          |
| # of Fireplaces | 1                                                                            |
| Fireplaces      | Propane                                                                      |
| # of Stories    | 1                                                                            |

**Exterior**

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Other                                    |
| Exterior Features | Landscaped, Level, Underground sprinkler |
| Roof              | Asphalt shingle                          |

**Additional Information**

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Sutton Group Seafair Realty |
|----------------|-----------------------------|



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