

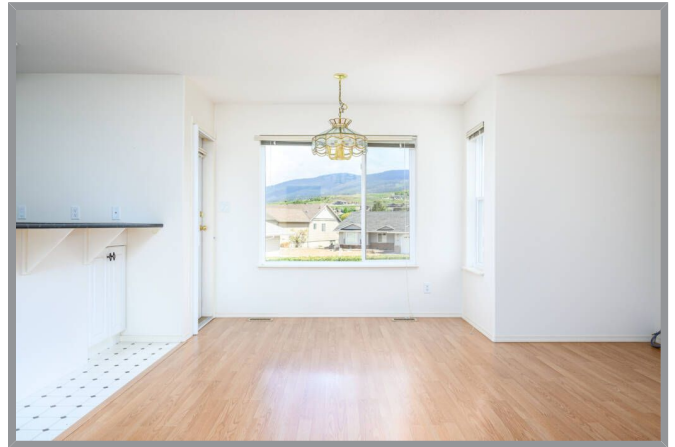
842 8th Ave, Vernon, BC



Thinking about early retirement? You can practice here at DESERT COVE! Designed for the active 40 plus group with a super recreation center with heated salt water indoor pool and active community room! Wide streets, generous private lots, a gated entrance and RV parking. Spallumcheen Golf course is right next door! You can bring all your furniture to this 1685 sq ft level entry home with full walk-out lower level. The main level offers large kitchen with baking center and peninsula island, vaulted ceilings in the living and dining area, primary bedroom with walk-in closet and ensuite with jetted tub & shower, second bedroom and full bath and laundry! Family room with fireplace is open to the kitchen and extends to the super large check and the wonderful valley views! The lower level offers two more bedrooms, third bath, bright bonus room ready to be a Den or sewing/hobby room. Family room opens to the covered patio! Loads of storage room! Double garage and wide level driveway! Lighted fountain centers the very private backyard, complete with irrigation, fruit trees, garden area and large shed! This is a registered lease to 2068!

*Lease is extended to 2068 - Monthly fees include the lease payment of 363.95 and 57.49 for local fire protection. Fees include water.





Specifications

MLS® #
10274039

Year Built
2006 (approx)

Lot Size
.18 acres

Total Square Footage
3249 sq. ft.

Lower Level
1564 sq. ft.

Bathrooms
3

Strata Fees
Lease to 2068 - Monthly lease fee \$421.44

Services
Hydro, Natural Gas, Telecommunications, Septic, Private Water Utility

Neighborhood
Swan Lake West

Zoning
First Nations

Home Size

Main Level
1685 sq. ft.

Bedrooms
4

Taxes
To be confirmed



Features

THE COMPLEX

DESERT COVE is established on First nations lands with Government lease in place. Wide roads wind through the neighbourhood giving a quiet, country atmosphere. Single family homes sit on generous lots, affording lots of privacy for everyone. The recreation center offers indoor heated, salt-water pool, community hall with kitchen and administration offices. Owners have formed a Home owners Association and volunteers arrange fun events from dances to garage sales to bring neighbors together throughout the year!

- Also a super outdoor gathering area!
- Large areas reserved for RV, boats etc. One spot is allocated without charge for each home depending on availability.

THE PROPERTY

- .18 acre, with no neighbors behind except the lovely valley views!
- Level driveway
- Irrigation system on timer
- Mature landscaping with privacy hedge at the back and paver-stone patio at the front

THE HOME

- Level entry style offers everything you need for everyday comfort on the main level! The walk-out lower level is perfect for visitors, hobbies and mega storage!
- Vinyl exterior with brick trim
- Natural gas forced air heating and central air
- Built-in vacuum with power head
- Window coverings, ceiling fans
- Double garage - completely level right into the home
- Private septic system - pumped in 2022

MAIN LEVEL

- Tiled foyer with guest closet
- Vaulted ceilings and celestial windows flood the living and dining room in natural light
- Very generous kitchen with loads of cabinets, appliance garage, china storage, peninsula/dining bar, baking station, dishwasher, 2 door fridge with water/ice, range
- Family room is open to the kitchen and features a cozy gas fireplace and French door to the very large covered deck - the perfect extension of easy outdoor living! Set your casual dining table in the nook to enjoy the views!
- Primary bedroom features bay window to welcome in the views, a walk-in closet and ensuite with jetted tub and separate shower.
- Second bedroom and second bath with tub/shower
- Laundry room with cabinets, doubles as casual entrance from the garage

LOWER LEVEL

- Lingering summer guests will have loads of room here!
- Two generous bedrooms and full bath with shower
- Family room area with French doors to the covered patio and backyard



- Bonus room with built-in shelving – perfect for hobbies, sewing or den!
- Walk-in storage closet – perfect for wardrobe and suitcases!
- Large mechanical and storage room! Room to set up a workshop!



