

#47 – 1220 25th Ave, Vernon, BC

**SANDPIPER - FULLY RENOVATED**

This immaculate, tastefully renovated 1700 sq ft 3-bedroom, 2-bathroom rancher in the popular “Sandpiper” 55+ complex in East Hill is a rare find! Renovated from top to bottom, this home features a new sliding glass door to the patio, a new gas fireplace in the family room, a new electric fireplace in the living room, new flooring throughout, and a completely new kitchen with cabinets, appliances, and granite countertops. The re-done ensuite boasts a soaker tub and separate walk-in shower with a spa like feel. The exterior of the home has been updated with new paint & a stunning glass-paned front door. The backyard and patio includes a serene waterfall feature and has lush & meticulously maintained landscaping. Set in a beautifully maintained complex of 80 bare land strata homes, each with its own private yard, residents enjoy a clubhouse, heated outdoor pool, hot tub, and RV parking. A privacy gate and full perimeter fencing enhance security, while mature landscaping centers around a tranquil community waterscape. Enjoy your retirement living in this sought after community close to town!





Specifications

MLS® #
10315479

Year Built
1990 -

Lot Size
0.12 acres

Main Level
1776 sq. ft.

Bathrooms
2

Strata Fees
\$384.00

Services
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

School District
SD22

Neighborhood
East Hill

Zoning
MUS

Home Size

Total Square Footage
1776 sq. ft.

Bedrooms
3

Taxes
\$3,683.84 - 2024

Strata Inclusions
Contingency Reserve, Insurance, Maintenance Grounds,
Management, Recreational Facilities, Sewer, Trash & water



