

#116 - 2200 53 Ave, Vernon, BC

**AMBLESIDE - 55+**

WELCOME TO AMBLESIDE - A wonderful little secret!- in the best location! Tucked away from busy streets, this complex of just 16 detached bare-land strata homes is ready for the 55+ chapter of your life! Location is everything! Level, easy walking distance to shopping and services! Transit available. Low monthly strata fees to take care of the roadway and landscaping while you enjoy the amazing aerial activity next door at the protected Herony. This one level home is thoughtfully and thoroughly refreshed! Just move in and relax! The open floor plan is flooded in natural light and opens to your private covered patio with gas connection. Super kitchen with new quartz counters & back splash, center island with dining space, near new quality stainless appliances. Primary bedroom with walk-in closet and ensuite with tub/shower. Second bedroom/den and bath with shower! Laundry with cabinets & closets and near new washer/dryer. Gas fireplace. Custom blinds. Efficient heat pump, natural gas furnace, central air. Convenient 5ft crawl space! Double garage with cabinets.





Specifications

MLS® #
10377275

Year Built
2004

Lot Size
0.11 acres

Main Level
1222 sq. ft.

Bathrooms
2

Strata Fees
\$245.38 - monthly

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

School District
SD22

Neighborhood
Harwood

Zoning
MUS

Home Size

Total Square Footage
1222 sq. ft.

Bedrooms
2

Taxes
\$3,451.62 - 2025

Strata Inclusions
Contingency Reserve, Insurance, Management



Features

THE COMPLEX

WELCOME TO AMBLESIDE - A wonderful little secret! Tucked away from busy streets, this complex of just 16 detached bare-land strata homes is ready for the 55+ plus chapter of your life! Level, easy walking distance to shopping and services! Low monthly strata fees to take of the roadway and landscaping! Pull up the lawn chair and watch the amazing aerial activity next door at the protected, rare Herony.

THE HOME

Your next chapter of effortless living awaits! This home has been thoughtfully and completely refurbished so you can just sit back and enjoy life - or lock and leave on your travels!

- Vinyl siding with stone accents and asphalt shingle roof
- Efficient heat pump system for heating/cooling, natural gas forced air furnace & central air
- Convenient 5ft deep crawl space for storage and the mechanical system. (access in the garage)
- Double garage with new storage cabinets
- Custom blinds
- Fresh paint, all new LED lighting fixtures, ceiling fan, improved bathrooms, updated electrical,
- Private patio with new roof for shaded outdoor enjoyment. Gas connection for your barbecue
- New irrigation system. Garden boxes for your green thumb! Be there when the perennials come up and bloom!
- Open floor plan provides cozy comfort and easy entertaining! Loads of natural light!
- Easy care laminate flooring
- Spacious foyer with closet
- Sitting area centers around the natural gas fireplace with new fan (alcove above fireplace)
- Dining area with sliding glass doors to the patio
- Fabulous, well-thought-out kitchen features re-built center island with casual dining, new quartz counters, new tile backsplash, near new LG Fridge, LG induction range, LG dishwasher and microwave fan! Under counter touch lighting,
- Primary bedroom with organizer walk-in closet and ensuite with tub/shower
- Bedroom/Den with office corner tucked into the closet
- Second bath with linen storage and shower with new glass door
- Laundry with near new Maytag side x side washer and dryer, extra cabinets, and closets!

