

6777 Longacre Drive, Vernon, BC



### Walk-Bike to schools, beach, playing fields!

Welcome to Okanagan Landing - A super convenient and fun location! Walk or bike to schools, the soccer and pickle ball fields and arenas, Paddlewheel Park and beach, popular Kin Beach, waterfront dining and the Vernon Yacht club! Shopping is just 5 mins down the road! Transit available! This 1/2 duplex home sits on an amazing 50 x 148 ft lot with room for playsets and gardening. Graveled area ready for your firepit or children's pool. Second driveway for your RV or boat. Fully fenced with man and vehicle gates! Workshop tucked behind the house plus garden storage. A very functional and flexible floor plan to take you from young family lifestyle through retirement! Two bedrooms on the main floor and two more in the walk-out lower level! Two updated bathrooms! Newer kitchen with loads of cabinets and tiled backsplash. The main level opens to huge, covered deck with stairs to the back yard. The lower-level family room opens to the covered patio and yard! Loads of storage inside and out! Gas heat, central air and vacuum, security system. Thoughtfully updated and meticulously cared for inside and out. Just move right in!





## Specifications

MLS® #  
10387562

Year Built  
1981

Lot Size  
.15 acres

Lot Depth  
148

Main Level  
949 sq. ft.

Bedrooms  
4

Taxes  
1570.91 - 2025

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

School District  
SD22

Neighborhood  
[Okanagan Landing](#)

Zoning  
MUS - Multi-unit-small scale

Lot Frontage  
50

## Home Size

Total Square Footage  
1928 sq. ft.

Lower Level  
978 sq. ft.

Bathrooms  
2



## Features

### THE PROPERTY

A super convenient and fun location! Walk or bike to schools, the soccer and pickle ball fields and arenas, Paddlewheel Park and beach, popular Kin Beach waterfront dining and the Vernon Yacht club!

- 50 x 148 ft lot, very well laid out with attractive lawn and flowers at the front and fully fenced back yard with gravel fire pit area and large garden shed. Loads of room for playsets and gardening!
- Lots of parking! Easy access to the carport, guest parking by the road and second driveway to accommodate your RV or Boat
- Vehicle and man gate to the fenced backyard!
- Great privacy hedges!
- \*back fence is inside the property line leaving room to plant trees behind for added privacy
- WORKSHOP with access from the back yard features built in cabinets!

### THE HOME:

This ½ duplex home was built in 1981 and has been thoughtfully updated and meticulously maintained! A functional floor plan that wastes no space and incorporates loads of storage!

- Stucco and wood exterior and asphalt shingle roof.
- Natural gas forced air heating system and central ai conditioning.
- Security system
- Built-in vacuum
- Windows all replaced over past few years
- Fabulous deck off the main floor features roof with light panels
- Covered patio off the walk-out lower level

### MAIN LEVEL

- Tiled entry foyer with quick access to the main and lower levels!
- Hardwearing laminate flooring throughout
- Open great room design includes lovely updated kitchen by Kekuli Bay cabinets (spelling?) with tiled backsplash dining area with sliding glass doors to the covered deck and backyard and generous living area!
- Primary bedroom and second bedroom
- Bath with new cabinets, tub/shower, and vinyl floor

### LOWER LEVEL

- Two generous bedrooms and newer bath with vinyl floors and large walk-in glass shower!
- Family room with storage closet and walk-out access to the patio and backyard
- Laundry room with side by side LG washer and dryer, sink and more storage cabinets.
- The mechanical room is tucked behind the sliding barn door



