

# \$314,900 - 12560 Westside Road Unit# 81, Vernon

MLS® #10352358

**\$314,900**

2 Bedroom, 1.00 Bathroom, 948 sqft

Single Family on 1.00 Acres

Okanagan North, Vernon, British Columbia

Welcome to Coyote Crossing Villas â€“ Affordable, Bright, and Move-In Ready! This charming 2-bedroom home in the desirable Coyote Crossing Villas offers exceptional value and comfort. Perfect for first-time buyers or those looking to downsize, this well-maintained home features a fully fenced backyard and a beautiful enclosed sunroom â€“ ideal for morning coffee or peaceful birdwatching. Inside, youâ€™ll find a bright and functional layout, with a spacious kitchen offering plenty of storage that flows into a sun-filled living room, complete with a cozy gas fireplace â€“ perfect for those cooler mornings. The primary bedroom easily fits a king-sized bed, and the second bedroom is ideal for guests or use as a home office. The landscaped front yard is easy to care for and the back yard includes raised garden beds so you can enjoy growing perhaps your favourite herbs and veggies and a convenient storage shed. This yard has been lovingly maintained and offers a serene space to relax or entertain. Located in a family-friendly, pet-friendly park (no age restrictions), residents can enjoy up to two pets under 25 lbs with park approval. Coyote Crossing is owner-occupied, well-managed, and offers affordable pad rent of \$500/month, which includes water, septic, garbage, and snow removal. Enjoy the convenience of being just: 10â€™15 minutes to Vernon or Armstrong Under 5 minutes to Okanagan Lake and local golf courses Bonus: No property transfer tax! This is a must-see



property offering a relaxed lifestyle in a welcoming community. Book your showing today! (id:6289)

Built in 2011

### Essential Information

Listing #	10352358
Price	\$314,900
Bedrooms	2
Bathrooms	1.00
Square Footage	948
Acres	1.00
Year Built	2011
Type	Single Family
Sub-Type	Leasehold/Leased Land

### Community Information

Address	12560 Westside Road Unit# 81
Subdivision	Okanagan North
City	Vernon
Province	British Columbia
Postal Code	V1H1S9

### Amenities

Parking Spaces	2
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### Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Microwave, Washer & Dryer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1

### Exterior

Roof	Asphalt shingle
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### Additional Information

Zoning

Unknown

## Listing Details

Listing Office

RE/MAX Vernon



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