



12-1220 25TH AVE,
VERNON, BC

\$729,000



2 Bedrooms



2 Bathroom



Kitchen



Garage



+1 (250) 308-9760



www.stewartpearson.com



stewartpearsonrealty@gmail.com



Stewart Pearson

REALTY LTD

STEWARTPEARSON.COM • 250.308.9760

Tranquil Living in Sandpiper Creekside Views

Enjoy the lifestyle you've been looking for in this beautifully updated 2-bedroom, 2-bath home located in the highly desirable Sandpiper community. Ideally situated, this home offers a serene backyard setting with views of the creek and a lush garden area perfect for peaceful mornings or evening relaxation.

Recently renovated in 2023, the kitchen and living room now feature a modern open-concept layout with a large island, shiplap feature wall, and stylish new flooring. All new appliances including a gas range, make this kitchen a delight for cooking and entertaining.

Step out onto the expansive new deck that backs directly onto the tranquil waterscape and garden area. Additional upgrades include a new furnace and air conditioner, ensuring year-round comfort.

The home also features an attached two-car garage and access to Sandpiper's exceptional amenities, including a beautiful clubhouse, activity center, and pool.

Please note: All information is believed to be accurate but should not be relied upon without independent verification.



12-1220 25TH AVE VERNON BC



Details

11220 25th Avenue	Bedrooms	2
Unit# 12	Bathrooms	2
Vernon, BC V1T5A6	Square Footage	1258 sq. ft.

Property Summary

Year Built	1990
Land Size	0.11 acres
Community Name	Sandpiper
Storeys	1
Title	Strata
Neighbourhood	East Hill

Utilities

Utility Sewer	Municipal sewer
Water	Municipal water

Disclaimer: Information provided is deemed reliable but not guaranteed. All measurements are approximate, and prospective buyers are encouraged to verify all details independently.

12-1220 25TH AVE VERNON BC

Interior Features

Appliances Included	Dryer & Washer
Flooring	Carpeted, Mixed Flooring, Vinyl
Basement Type	Crawl space

Building Features

Features	Level lot, Central island
Style	Detached
Architecture Style	Ranch

Heating & Cooling

Cooling	Central air conditioning
Fireplace Type	Gas
Heating Type	Forced air

Exterior Features

Roof Style	Asphalt shingle
Exterior Finish	Stucco
Pool Type	Inground pool
Landscape Features	Underground sprinkler

Maintenance or Condo Information

Maintenance Fees	\$384 Monthly
------------------	---------------

Include:
Ground Maintenance, Property Management.
See Remarks, Recreation Facilities, Sewer, Waste Removal

Maintenance or Condo Information

Community Features

- Adult Oriented
- Rentals (Allowed With Restrictions)
- Seniors Oriented

Amenities Nearby

- Public Transit
 - Park
 - Recreation
 - Schools
 - Shopping
-

DIMENSIONS

Main level

Laundry room17'7" x 7'9"

Dining room8' x 12'

Bedroom12'11" x 10'3"

Full bathroom5'2" x 8'4"

3pc Ensuite bath'8'4" x 6'5"

Primary Bedroom16'2" x 14'4"

Living room12'11" x 14'

Kitchen17'5" x 8'10"



12-1220 25TH AVE VERNON BC



12-1220 25TH AVE VERNON BC



12-1220 25TH AVE VERNON BC



12-1220 25TH AVE VERNON BC





12-1220 25TH AVE VERNON BC



12-1220 25TH AVE VERNON BC





12 1220 25th Ave, Vernon, BC

1220 25 Avenue, V1T 9A1 Vernon, British Columbia, CA

FLOORS: 1

1258 sq. ft.

▼ Ground Floor



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12' 1:92
Page 1/1



PRESENTED BY STEWART PEARSON



stewartpearsonrealestate@gmail.com



[@stewartpearsonrealtyltd](https://www.instagram.com/stewartpearsonrealtyltd)



Stewart Pearson
REALTY LTD
STEWARTPEARSON.COM • 250.308.9760