



## 2009 39 Avenue 2 Vernon British Columbia

\$699,000

A boutique collection of just four thoughtfully designed residences in the heart of Vernon's sought-after East Hill, offering low-maintenance, high-quality living with a fresh modern approach to one of the city's most established and charming neighbourhoods. Designed for comfort, style and everyday livability, each home features a spacious three-level floorplan with exceptional flow, generous living areas, tasteful contemporary finishes and carefully considered details throughout. Ranging from approximately 1,529 to 1,822 sq. ft., each residence offers its own unique outlook, including lake, mountain and Silver Star views. Features include quartz countertops, LG appliances, forced-air heating with heat pump, HRV, EV charger readiness, rooftop patio space and impressive approximately 40-ft-deep garages. Conveniently close to top-rated schools, parks, dining, shopping, recreation, amenities, and biking and walking routes. The character and laid-back charm of East Hill, reimagined for effortless modern Okanagan living in an intimate, beautifully finished boutique development. First-time home buyers may be eligible for applicable Property Transfer Tax exemptions and GST rebates or incentives. Buyers should independently verify eligibility and applicable program requirements (id:6769)

Laundry room 6' x 4'

3pc Bathroom Measurements not available

Bedroom 11'11" x 9'1"

Bedroom 9'8" x 10'1"

Full ensuite bathroom Measurements not available

Primary Bedroom 13'9" x 10'6"

Partial ensuite bathroom Measurements not available

Dining room 13'5" x 9'6"

Kitchen 13'11" x 9'

Living room 14' x 14'5"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan-Letnick Estates



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.