



# 2401 23 Street Vernon British Columbia

\$744,900

Welcome to this well-maintained 4 bedroom, 2 bathroom gem in the sought-after East Hill neighborhood! This home exudes charm and comfort, featuring a timeless kitchen with premium cabinets, a Wolfe 30" gas cooktop, and a Wolfe convection steam oven. The dining room flows seamlessly from the kitchen, perfect for family gatherings. Enjoy cozy evenings with either of the two high-quality Valor gas fireplaces while relaxing in the living room or cozy den. The basement offers a guest bedroom, sitting area, storage, a laundry room, and an additional bathroom, a soaker tub perfect for relaxing or enjoying a cold plunge. There's also a versatile large bedroom that could be combined with a home gym or office, The private, fenced yard is a gardener's paradise with a bee garden, fruit trees (plum, peaches and cherries), 2 haskap berry bushes in the front yard, and a 7-zone drip irrigation system. The detached garage/workshop, complete with cabinets and a workbench, and the additional carport and RV/boat parking provide ample space for your hobbies and storage needs. Solar panels (2021), a home security system includes the garage, and in-floor heating in the bathroom are just a few of the many upgrades. Enjoy the peace and quiet from your front patio, and the convenience of being within walking distance to downtown, the library, parks, schools, and the newly renovated Peanut Pool. Don't miss the chance to call this family-oriented neighborhood your home. Book your private viewing today!

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- Bedroom 11'3" x 8'3"
- Bedroom 11'3" x 8'3"
- 3pc Bathroom 5'8" x 4'9"
- Bedroom 21'9" x 15'4"
- Utility room 4'1" x 7'2"
- Mud room 8'11" x 5'8"
- 3pc Bathroom 8'6" x 7'2"
- Bedroom 8'10" x 11'11"
- Primary Bedroom 12'3" x 11'7"
- Den 13'9" x 15'4"

- Other 16'0" x 12'5"
- Laundry room 12'4" x 7'8"
- Other 14'8" x 11'8"
- Living room 12'4" x 20'6"
- Kitchen 9'0" x 17'7"
- Dining room 9'6" x 8'11"

Listing Presented By:



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