



## 2407 44 Avenue Vernon British Columbia

\$744,000

Beautifully appointed 3 bedroom 1 bathroom up and bright 2 bedroom 1 bathroom suite down. This house has been extensively upgraded inside and out with no detail gone unnoticed. The outside is beaming with life and has been professionally xeriscaped with native plants, trees, and grasses. Mature trees provide wonderful shade in the summer. Everything is irrigated. Relax in the custom pergola behind high private fences with beautiful stamped concrete patio and pathways. The house was professionally renovated in 2009 with vinyl siding, smart trim, roof, massive garage addition, and windows. Inside has been beautifully redesigned. Professional colours, stylish design features, and spectacular refinished hardwood floors. 3 bedrooms 1 bathroom upstairs makes this a great family or empty nester home. 2 bedroom 1 bath suite will help pay the mortgage. Suite has a full kitchen with dishwasher and separate laundry. A/C unit new in 2015, furnace and hot water tank replaced November 2018. Tenant in suite is a family member and will be moving out with the sale. (id:6769)

Full bathroom 11'0" x 5'4"

Bedroom 10'4" x 12'11"

Bedroom 10'4" x 10'6"

Kitchen 18'0" x 6'2"

Living room 15'7" x 12'3"

Other 28'9" x 23'5"

Laundry room 16'0" x 5'0"

Full bathroom 7'6" x 6'3"

Bedroom 9'1" x 9'8"

Bedroom 11'8" x 8'1"

Primary Bedroom 11'8" x 12'1"

Dining room 8'8" x 10'3"

Kitchen 7'4" x 10'3"

Living room 18'1" x 12'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon



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