



# 2501 30 Avenue Vernon British Columbia

\$1,199,000

Bursting with character & charm, this timeless East Hill beauty is a must-see for anyone craving the perfect blend of historic charm & modern comfort. Ideally located just steps from downtown Vernon, this lovingly restored & greatly expanded 1912s home is tucked on a dbl corner lot in lower East Hill, offering walk-ability, space, & style. From the moment you step inside, you'll feel the magic w/ soaring ceilings, original details, & quality renovations throughout. The heart of the home is the warm & spacious kitchen, featuring a stunning AGA cast-iron cook range, farmhouse sinks, oversized island, w/i pantry, & an abundance of cabinetry & counter space. Whether you're hosting holiday dinners or enjoying a cozy morning coffee, this kitchen was made for memory-making. The main floor features multiple inviting living spaces including a front sitting room with a fireplace, a large office/bonus room, & an open-concept dining/living area. Upstairs, you'll find four whimsical bedrooms plus a bright primary suite with ensuite, each room with its own distinct personality--some even with secret passages! Downstairs adds even more space with a sixth bedroom & a versatile rec room. Outside, enjoy peaceful moments on the covered back deck, or at two large entertaining spaces for dining or lounging at the fire table. All this is just a short stroll to Vernon's vibrant downtown, including coffee shops, restaurants, & local shopping. Homes like this rarely come along--schedule your showing today!

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Listing Presented By:



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Royal

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Bedroom 12'10" x 12'9"  
4pc Bathroom 8'10" x 9'7"  
Bedroom 15'11" x 11'8"  
Laundry room 7'8" x 9'6"  
4pc Ensuite bath 8'0" x 13'8"

Family room 8'4" x 20'9"  
Bedroom 17'4" x 8'8"  
Pantry 5'11" x 6'11"  
Living room 20'6" x 17'6"  
Den 11'3" x 12'7"

Primary Bedroom 12'2" x 17'10"  
Bedroom 14'0" x 11'0"  
Bedroom 12'7" x 11'0"  
Storage 19'5" x 36'9"

4pc Bathroom 5'8" x 8'5"  
Other 13'3" x 18'2"  
Dining room 12'8" x 16'6"  
Kitchen 20'2" x 12'9"

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