



## 3803 35A Street Vernon British Columbia

\$619,000

WOWZA! A Home with a Gorgeous Private Backyard Sanctuary and a Residential Retreat all wrapped in one! Back Yard features: Complete privacy with access off kitchen through double doors, fencing along both sides of property, deck, pergola, over 1000 Sq' of living space, water feature, perennials, twinkle lights, kids play house and plus room for a trampoline. The Home is in a neighborhood that is top of the charts with a high walking score. Classified as a ""Prime location"" or ""Urbanity Charmer"". Walk to Downtown, Schools, Bus line, Gray Canal Trail system, Movie Theatre, Performing Arts, Recreation Center, Daycares and more. SO central if you turn too fast it will make your head spin. Highlights: NEW WINDOWS THOUGHOUT, NEW ROOF AND GUTTERS, NEWER WHITE KITCHEN AND BATHROOM, Gas Range. New Front Entrance Stairs and Railing. Includes all appliances including a new gas range, gas BBQ. BONUS: Storage shed in yard, fully wired measures at 14' 10" x 12- great for storing your Kayak, Bike, Golf Clubs and more! A tastefully designed layout, with 2 bedrooms up and 1 bedroom down. (a fourth bedroom could easily be added) Lots of windows and double door access from kitchen to yard, which offers a seamless flow from kitchen to the yard. Huge Picture Livingroom Window that allows lots of natural light, creating a very bright space for your main living area. Home is located at the end of a cul-de-sac. Owner Occupied, flexible possession! (id:6769)

Full bathroom 7' x 7'

Recreation room 22'2" x 11'

Laundry room 10'9" x 5'11"

Bedroom 13'3" x 11'5"

Bedroom 12'5" x 11'5"

Full bathroom 8'11" x 7'1"

Living room 15'8" x 13'7"

Primary Bedroom 13'10" x 11'11"

Dining room 9'7" x 9'5"

Kitchen 9'6" x 8'11"

Listing Presented By:



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