



# 1801 35th Avenue Vernon British Columbia

\$599,000

Welcome to this beautifully maintained character home, perfectly situated on a spacious fully fenced corner lot in the highly sought-after East Hill neighborhood. This three bedroom, two bathroom gem seamlessly blends historic charm with essential modern upgrades, making it an ideal starter home or a savvy investment. Key Features, the heavy lifting has already been done for you. Enjoy peace of mind with several high-value mechanical and structural updates: Energy Efficiency: Newer vinyl windows and a high-efficiency (HE) gas furnace. Reliability: Newer hot water tank. Interior Charm: The cozy eat-in kitchen preserves its original character, featuring a classic pass-through window and built-in shelving. Outdoor Living & Hobbyist Space; the exterior is a true standout, offering a private oasis for kids, pets, and enthusiasts alike. Workshops & Storage: Includes a single-car garage plus a separate workshop--perfect for hobbyists or a ""man cave/she-shed."" Gardeners Paradise: Large yard boasting mature fruit trees, a garden shed, and a dedicated fenced garden area. Ample Parking: Plenty of room for your RV, boat, and toys. Location & Potential; convenience is at your doorstep. You are minutes away from the local elementary school, downtown amenities, and three community parks. Bonus for Investors: The property is zoned MUS (Multi-Unit Small Scale), allowing for future development of up to 3 stories. Live in it today and build for tomorrow! (id:6769)

3pc Bathroom 9'3" x 5'7"

Bedroom 10'2" x 17'1"

Bedroom 10'9" x 9'10"

Family room 13' x 20'7"

Laundry room 17'2" x 6'7"

Foyer 6'11" x 7'9"

Living room 10'10" x 13'7"

Primary Bedroom 13'11" x 10'9"

Other 7'8" x 7'

4pc Bathroom 8' x 11'1"

Kitchen 12'4" x 12'2"

Other 20'2" x 13'8"

Workshop 7'7" x 17'4"

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