



1801 35th Avenue Vernon British Columbia

East Hill

\$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 developm...



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