



1803 37 Avenue Vernon British Columbia

East Hill

\$1,450,000



So many options! Well-appointed 3000 sq. ft. family home with strong rental and development potential. Unique .41-acre property in historic East Hill on a quiet street, close to Silver Star Elementary, Lakeview Park (Peanut Pool), and just 3 minutes to downtown. Zoned Multi-Unit: Small Scale (MUS - Class 5), allowing higher-density small-scale housing up to 3 stories. Two 2026 subdivision surveys show options for 4 units, or up to 5 units with a setback variance, while the existing home occupies a generous .23-acre lot. A high-end 1,000 sq. ft. "West Wing" addition (2022) features an 18-ft vaulted ceiling, oversized curved windows, gas fireplace, engineered hardwood, and a spacious primary bedroom with 12-ft vaulted ceiling, custom windows, 3-piece en-suite, and balcony with valley views. Below is a studio with private entrance, 9-ft ceiling and 2-piece bathroom, storage & laundry hookups, ideal for a home business or extra bedroom. 2022 updates to the original home include the 1 bedroom + den suite (currently rented \$1400/mo.), updated main bathroom, gas fireplace, new 3-zone furnace & A/C, 200-amp panel, plumbing upgrades and new gas and electrical service to the separate, large double-car garage / shop. Want more rental income? Add a second kitchen to the main floor to create 3 rental units. Superior siding completes this home. Large lots with front driveway and rear lane...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Paige Gregson

RE/MAX Vernon

Phone: (250) 308-2928

<http://www.paigegregson.com/>

