



## 2802 East Vernon Road Vernon British Columbia

South BX

**\$1,380,000**



A charming family home nestled on a secluded 2.43-acres, just moments away from downtown Vernon. Whether you're looking for a hobby farm or a space for a growing family, this generously sized property in a rural setting checks all the boxes. Upon arrival, you'll be greeted by ample parking, for both you and your guests, along with convenient RV parking. Step inside to discover a timeless main floor layout, adorned with expansive windows and vaulted ceilings that bathe the space in natural light. The updated kitchen boasts sleek stainless steel appliances, seamlessly flowing into the dining area and living room adorned with a stone feature gas fireplace. An office space and three bedrooms, including a primary suite with a partial ensuite, complete the main level. Open the doors from the dining room to access the expansive partly covered deck with pergola, offering breathtaking views and an ideal spot for entertaining. The lower level features a one-bedroom suite, perfect for guests or rental income. This level also features a cozy wood stove, abundant storage space, and a fourth bedroom. Outside is where this property truly shines fully fenced with tons of fruit trees, berries and garden beds a green thumbs paradise. Additionally there is a detached 20 x 20 heated shop, new hot tub and fully wired chicken coop. Lots of opportunity for a hobby farm as there is a water allotment...



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