



## 3102 Pleasant Valley Road Vernon British Columbia

East Hill

**\$1,049,000**



Historic Charm Meets Contemporary Living. Step into a perfect blend of past and present with this beautifully updated character home. While not formally listed on the heritage registry, the home radiates timeless appeal—from original hardwood floors and stained glass to intricately detailed trim, solid wood doors, and classic newel posts. A welcoming front porch leads into a spacious interior where soaring ceilings and traditional design elements pair effortlessly with modern comforts. At the heart of the home is a stunning 2019 custom kitchen featuring solid maple cabinetry, open beam ceilings, and beautifully refinished original floors—a true showstopper for everyday living and entertaining. Upstairs, the primary suite is a private sanctuary, complete with a luxurious five-piece ensuite inspired by spa design. Extensive renovations completed in 2019 include a reinforced ICF foundation, a smartly designed addition, and major updates to plumbing, 200-amp electrical, HVAC, and air conditioning for worry-free comfort. Outdoors, enjoy two spacious lots adorned with mature trees and room for RV parking, complete with 30-amp service. With 2 titles and the property being recently rezoned Multi-Unit - Medium Scale, the property offers exciting development potential. With a 95 Walk Score, you're just steps away from parks, schools, shops, and the local library. This is more than j...



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