



## 3208 Pleasant Valley Road Vernon British Columbia

East Hill

**\$725,000**



A rare opportunity to own a fully renovated, income-generating property with flexibility for a variety of living arrangements. This rancher with walkout basement offers two completely self-contained 2 bedroom, 1 bathroom suites, each with separate access and no interior connection, making it ideal for investors, multi-generational living, or co-habitation. The lower suite is a LEGAL, fully licensed vacation rental with a proven track record of steady income. It comes fully furnished, including all kitchenware, linens, and decor, allowing for a seamless, turnkey transition for continued short-term rental use. Inside, the home has been thoughtfully & extensively renovated, showcasing a bold & stylish aesthetic with moody tones, striking design elements, and curated finishes that set it apart from the ordinary. Both suites feel modern, cohesive & full of character. The exterior offers well-designed outdoor spaces for each suite, including private patios & a deck with beautiful city & valley views from the upper level. The lot spans between Pleasant Valley Road & 24 Avenue, providing ample parking access off 24 Avenue & excellent overall functionality. Additional highlights include a newer roof (2023) & all new appliances - this property is truly move-in ready with nothing left to do. Located within walking distance to downtown, this is a standout opportunity for those seeking a...



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