



## 1603 39A Avenue Vernon British Columbia \$835,900

Welcome to the sought after Sterling Estates in East Hill. Situated on a quiet street, this well-maintained level-split home with double garage offers comfort, thoughtful updates, and an exceptional location close to schools, parks, recreation, and shopping. Vaulted ceilings and open concept. Since approximately 2018, extensive professional improvements have enhanced both value and peace of mind. Major exterior upgrades include a new roof, new sheathing, re-insulated attic, replaced skylights, new deck, and added air conditioning for year-round comfort. The backyard is designed for relaxing and entertaining. Enjoy the gazebo, roughed in and ready for your future outdoor kitchen, unwind in the hot tub, or gather around the firepit. Underground sprinklers and drip system service front and back yards, while new fencing and removal of a large tree create a more open, usable space. A backyard shed with electrical roughed in adds versatility. Interior and mechanical updates include a new electrical panel, insulated shed space attached to the garage with added heat and water, perfect for your hobbies! Updated washer and dryer, newer dishwasher (approx. 2 years), and a Murphy bed for flexible living. Move-in ready in one of the city's most desirable neighborhoods. (id:6769)

Full ensuite bathroom 8'3" x 8'7"

Full bathroom 6'3" x 10'0"

Bedroom 10'5" x 10'1"

Bedroom 10'6" x 10'2"

Primary Bedroom 13'10" x 13'2"

Workshop 28'4" x 7'11"

Partial bathroom 4'11" x 4'7"

Foyer 11'4" x 10'9"

Mud room 18'7" x 8'5"

Family room 17'2" x 13'8"

Bedroom 14'11" x 15'6"

Dining room 14'3" x 16'9"

Kitchen 18'6" x 11'4"

Listing Presented By:



Originally Listed by:  
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