



# 1805 32 Avenue Vernon British Columbia

\$1,595,000

Built in 1910, this iconic East Hill estate has been meticulously restored, seamlessly blending timeless elegance with modern luxury—ready to serve your family for the next century. Proudly showcasing its Colonial Revival architecture, this stately 2-story residence retains its classic character with soaring ceilings, rich crown moldings, original hardwood floors, wainscoting, hot water radiators, and elegant fireplaces. Yet it now offers all the comforts of contemporary living, including a stunning new kitchen, renovated bathrooms, and thoughtfully updated living spaces. The grand staircase leads to 5 bedrooms including an exceptional new primary suite and dressing room --one with a charming "secret room"". Entertain effortlessly with spacious gathering areas, a formal dining room, cozy reading nooks, and for teens or guests, an impressive lower-level media room and games area. Adults will love the dedicated wine room and bar. Extensively updated since the 1990s, this home features a well-integrated addition. Outside, the fully landscaped and fenced .41-acre corner lot is your private oasis, complete with a 16'x35' saltwater pool and hot tub—perfect for summer entertaining. Located in one of East Hill's most beloved neighborhoods, walking distance to schools, parks, and downtown Vernon. A rare opportunity to own a piece of history without sacrificing modern convenience—this home is truly one of a kind. (id:6769)

Full ensuite bathroom 15'7" x 4'11"  
 Bedroom 12'4" x 11'11"  
 Bedroom 13'5" x 12'0"  
 Bedroom 16'10" x 13'4"  
 Bedroom 12'11" x 15'8"  
 Full bathroom 8'9" x 7'9"

Primary Bedroom 20'8" x 14'8"

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Exercise room 9'7" x 11'6"  
 Media 14'8" x 19'3"  
 Office 13'8" x 13'4"  
 Family room 32'2" x 19'10"  
 Dining room 13'9" x 15'10"  
 2pc Bathroom 5'0" x 4'0"

Full bathroom 10'0" x 6'4"

Living room 13'8" x 17'5"

Kitchen 10'0" x 12'7"

Workshop 10'0" x 32'1"

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