



# 1908 39 Avenue Vernon British Columbia

\$1,295,000

If you are looking for a newer build in the historic East Hill area and walking distance to downtown Vernon this might be the last property you look at. Chalked full of smart decisions and many extra's to make your day to day living experience easier and full of opportunities. Main house has 4 bedrooms, 4 bathrooms and there is a bright 2 bedroom, 1 bathroom legal carriage-house suite above the garage. A beautiful kitchen with large pantry (extra counter and storage space). The large island is surrounded by large windows with open viewing of the back yard, access to the deck with Nat Gas Bbq hook-ups and the dinning area. Custom built in cabinets and wall paneling show up throughout the home showing off a higher level commitment to craftsmanship and modern design features. The primary bedroom is bright and spacious with a large walk-in closet and fantastic ensuite bathroom with walk-in shower and free standing tub. Down stairs hosts a 4th bedroom, custom gym area with another living area and rec room. Garage measurements are 24 ft wide by 25 ft long with another 12 ft by 12 ft shop or flex area in front of the first bay. The yard is fully landscaped around a couple of heritage maple trees, fully fenced with a custom post and beam outside entertainment area and hot tub area. Extra back to back storage shed for main residence and suite continues to add extra value to this extremely well thought out property. All this and a legal suite!! (id:6769)

- Other 6'3" x 12'6"
- Primary Bedroom 15'1" x 19'7"
- Bedroom 12'4" x 12'
- Bedroom 13'4" x 12'6"
- 5pc Ensuite bath 14'1" x 9'6"
- 5pc Bathroom 8'2" x 9'3"
- 4pc Bathroom 5'1" x 11'10"
- Office 9' x 8'10"
- Living room 18'8" x 14'10"
- Laundry room 8'10" x 5'6"
- Kitchen 16'4" x 14'1"
- Dining room 10'4" x 14'11"

- Recreation room 21'7" x 16'
- 2pc Bathroom 3'2" x 7'7"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<https://bialecki.ca/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com