



## 2000 37 Avenue Vernon British Columbia

\$1,199,900

Standing stately and sound since 1909, this remarkable Foursquare-style heritage home is sure to impress. From the grand entryway with soaring ceilings and original hardwood floors to the vintage water-heated radiators, every detail reflects enduring craftsmanship. Thoughtfully updated with a brand-new modern kitchen with gorgeous Cafe appliances and a dedicated coffee nook, this home seamlessly blends classic character with contemporary living. Offering over 3,000 sq. ft. of living space, you'll find 3 spacious bedrooms and 2 beautifully updated bathrooms, including a stylish en-suite off the primary suite. The attic holds exciting development potential—perfect for a studio, guest space, or additional living area. Situated on over 1/3 of an acre, the expansive yard provides ample space to build a shop or a carriage house. A rare opportunity to own a piece of history with room to grow. (id:6769)

Primary Bedroom 12'2" x 19'6"  
Office 7'11" x 8'7"  
Bedroom 12'3" x 14'1"  
Bedroom 12'2" x 14'6"  
5pc Ensuite bath 12'2" x 13'3"  
4pc Bathroom 7'8" x 8'5"  
Loft 29'1" x 27'2"  
Workshop 20'0" x 15'10"  
Utility room 11'3" x 16'2"

Storage 8'1" x 16'7"  
Sunroom 6'7" x 12'3"  
Other 7'11" x 6'6"  
Mud room 12'1" x 4'5"  
Living room 11'11" x 14'2"  
Kitchen 12'2" x 13'5"  
Family room 12'4" x 18'4"  
Dining room 11'9" x 19'5"  
2pc Bathroom 7'10" x 5'1"

Listing Presented By:



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