



## 2302 23 Avenue Vernon British Columbia

\$1,085,000

Experience timeless elegance in this iconic 1938, 5-bdrm residence, set on a picturesque 0.44-acre lot along one of East Hill's most sought-after streets. Thoughtfully renovated to blend modern comfort with preserved historic charm, this home is a rare find. Originally built for Vernon's first dentist, it stands as one of the region's earliest examples of International/Modern architecture. Original hardwood floors, glass door knobs, and period details remain throughout, adding to its character. Through French doors, the inviting living room boasts 9-ft ceilings and built-in cabinetry with original leaded glass. The updated kitchen is a chef's delight, featuring granite countertops, sleek cabinetry, a large island, and a built-in pantry, with direct access to a spacious covered deck—ideal for entertaining or soaking in the valley views. The main floor also includes a formal dining room, sunroom, stylish powder room, and a versatile office with a Murphy bed and walk-in closet. Upstairs, 3 generous bdrms and a large landing share a charming 3-piece bath with a soaker tub. The lower level offers a 2-bdrm in-law suite with a private entrance and fenced yard—perfect for extended family or rental opportunities. Additional features include newer windows, updated electrical, and a beautifully landscaped, fully fenced yard with peach, cherry, apricot, and apple trees. All this within walking distance to downtown, schools, and parks—an ideal family home with rich history and heart. (id:6769)

Bedroom 14'9" x 9'8"

Bedroom 15'0" x 13'3"

Primary Bedroom 17'8" x 15'10"

3pc Bathroom 12'4" x 10'4"

Utility room 14'10" x 7'3"

Recreation room 18'7" x 16'0"

Storage 10'3" x 8'11"

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Bedroom 12'10" x 12'6"

Bedroom 12'6" x 9'9"

Family room 17'0" x 11'1"

Den 19'9" x 11'1"

2pc Bathroom 7'7" x 3'11"

Dining room 14'4" x 9'10"

Kitchen 15'4" x 12'11"

Living room 19'8" x 16'3"

Listing Presented By:



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Coldwell Banker Executives Realty

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