



## 2302 23 Avenue Vernon British Columbia

\$1,099,000

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 new windows & doors, updated electrical, and a beautifully landscaped, fully fenced yard with peach, cherry, apricot, & 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"

Storage 13'7" x 8'11"

3pc Bathroom

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:



Originally Listed by:  
Coldwell Banker Executives Realty

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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