



## 2505 23 Street Vernon British Columbia

\$1,475,000

This 1912 heritage brick home sits proudly in Vernon's coveted East Hill, blending timeless architecture with a full modern transformation. Offering 5 bedrooms and 4 bathrooms, the home features soaring vaulted ceilings, custom cabinetry, quartz counters, and premium appliances in a chef's kitchen designed for gatherings. Bathrooms have been reimagined with spa-inspired finishes, heated tile, freestanding tub, and double vanities. The neatly finished basement provides abundant storage along with flexible space for a gym, home theatre, or additional recreation. Behind the character, the systems have been completely updated: new windows and doors, enhanced insulation, new 200amp electrical service and wire, new plumbing throughout, upgraded HVAC, and central air for year-round comfort. Original hardwoods pair seamlessly with new windows and doors, efficient mechanicals, and carefully chosen finishes. Iconic brick arches frame a wide veranda overlooking landscaped gardens, mature trees, and a spacious backyard with stonework and patio for entertaining. Just minutes from schools, parks, and Vernon's downtown core, this property offers more than a home—it delivers the East Hill lifestyle: character, community, and convenience in one of the Okanagan's most desirable neighbourhoods. (id:6769)

Bedroom 9'11" x 13'8"

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Unfinished Room 7'2" x 16'4"

Unfinished Room 15'0" x 22'5"

Unfinished Room 11'10" x 16'3"

Unfinished Room 8'11" x 34'4"

Media 11'8" x 16'4"

Unfinished Room 14'5" x 21'2"

Laundry room 6'2" x 9'0"

Partial bathroom 4'2" x 8'0"

4pc Ensuite bath 6'1" x 8'2"

Bedroom 13'9" x 14'3"

4pc Ensuite bath 5'4" x 7'2"

Bedroom 11'8" x 14'8"

5pc Ensuite bath 9'3" x 12'8"

Primary Bedroom 14'2" x 14'9"

Family room 11'9" x 15'10"

Dining room 16'11" x 23'5"

Living room 13'11" x 21'5"

Listing Presented By:



Originally Listed by:  
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