



## 2802 East Vernon Road Vernon British Columbia

\$1,380,000

A charming family home nestled on a secluded 2.43-acres, just moments away from downtown Vernon. Whether you're looking for a hobby farm or a space for a growing family, this generously sized property in a rural setting checks all the boxes. Upon arrival, you'll be greeted by ample parking, for both you and your guests, along with convenient RV parking. Step inside to discover a timeless main floor layout, adorned with expansive windows and vaulted ceilings that bathe the space in natural light. The updated kitchen boasts sleek stainless steel appliances, seamlessly flowing into the dining area and living room adorned with a stone feature gas fireplace. An office space and three bedrooms, including a primary suite with a partial ensuite, complete the main level. Open the doors from the dining room to access the expansive partly covered deck with pergola, offering breathtaking views and an ideal spot for entertaining. The lower level features a one-bedroom suite, perfect for guests or rental income. This level also features a cozy wood stove, abundant storage space, and a fourth bedroom. Outside is where this property truly shines fully fenced with tons of fruit trees, berries and garden beds a green thumbs paradise. Additionally there is a detached 20 x 20 heated shop, new hot tub and fully wired chicken coop. Lots of opportunity for a hobby farm as there is a water allotment. (id:6769)

Storage 10'8" x 7'3"

Storage 19'6" x 12'8"

3pc Bathroom 8' x 5'5"

Bedroom 10'8" x 12'7"

Kitchen 27' x 14'11"

Living room 32'2" x 12'7"

2pc Ensuite bath 4'10" x 5'

Bedroom 11'2" x 9'6"

Bedroom 12'4" x 10'8"

4pc Bathroom 12'1" x 5'11"

Primary Bedroom 15'6" x 10'8"

Dining room 15'2" x 12'1"

Office 11'2" x 9'6"

Living room 18'4" x 13'3"

Kitchen 17'8" x 12'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

**stillhavn**  
REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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.