



## 2804 25 Street Vernon British Columbia

\$1,288,000

Rare Opportunity: 2 Properties with Home & Buildable Lot - Multi-Unit Zoning (2 Titles, 2 PIDs). Historically the Lot has been used as a large Yard for play, garden, outdoor living space. First time on the market! This exceptional in-town offering includes a spacious home plus a separately titled, buildable lot--a rare find just a short walk from downtown Vernon. The main home features level entry and full main-floor living with vaulted ceilings and a bright, open layout. There are 4 bedrooms (including 2 recently added), 4 bathrooms, and a roughed-in 5th bathroom, offering plenty of flexibility for families or shared living. Enjoy city views from the main floor and step outside to a balcony, deck, and private garden patio--perfect for relaxing or entertaining. Downstairs, you'll find a large family room, a workshop with separate entrance, and a self-contained suite with its own private entry and patio. Ideal for multi-generational living or rental income, this suite is newly built and has never been rented. Additional features include a flat driveway, private yard, and mature fruit trees--adding both charm and convenience. Zoned MUS (Multi-Unit Small Residential) and with 2 separate titles and PIDs, the development potential here is significant. Whether you're an investor, developer, or someone looking to secure space and privacy near the heart of the city, this is a rare opportunity to own a versatile property in one of Vernon's most walkable neighborhoods. (id:6769)

4pc Bathroom 8' x 4'10"

Bedroom 10'5" x 11'

Bedroom 10'9" x 10'11"

Workshop 17'1" x 14'8"

Family room 19'4" x 22'8"

4pc Bathroom 10'5" x 8'

3pc Ensuite bath 12'5" x 6'5"

Primary Bedroom 17'7" x 11'10"

Living room 19'1" x 21'11"

Dining room 11'7" x 14'11"

Other 13'7" x 12'5"

Kitchen 13'9" x 11'6"

Foyer 7'7" x 7'7"

Full bathroom 7' x 5'8"

Primary Bedroom 15' x 10'9"

Living room 19'1" x 21'11"

Kitchen 15'8" x 15'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.your5starteam.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn 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 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.