



## 3007 13 Street Vernon British Columbia

\$849,000

Meticulously maintained and priced below assessed value for a quick sale! This spacious 5 bdrm, 3 bath East Hill home offers flexibility to be easily be suited. Car enthusiasts will love the attached double garage plus a detached, heated and insulated 2-car garage with its own workshop. A huge paved driveway wraps around to the detached garage, providing abundant parking and room for an RV. The garden area is fenced keeping it safe from deer so you can grow your own produce and flowers. A wrap-around retaining wall also provides stabilizing & security. Inside, you'll find large rooms, cozy gas fireplaces on both levels, and even a sauna for wellness and relaxation. The bright screened-in sunroom off the kitchen is perfect for entertaining, hobbies, or simply soaking in natural light. All this just a short walk to local markets, gas, schools, parks and a quaint neighborhood cafe. Don't miss this chance to join the family friendly East Hill community -- book your showing today! (id:6769)

Other 21'6" x 24'10"

Bedroom 18'9" x 10'5"

Bedroom 11'11" x 10'10"

3pc Bathroom 7'0" x 7'4"

Laundry room 6'9" x 7'5"

Recreation room 16'3" x 24'3"

Workshop 11'5" x 19'4"

Other 19'9" x 19'4"

3pc Ensuite bath 5'0" x 5'2"

Primary Bedroom 14'2" x 11'11"

Bedroom 10'2" x 13'11"

Bedroom 10'3" x 10'5"

4pc Bathroom 5'6" x 11'11"

Living room 24'9" x 12'11"

Dining room 9'6" x 11'11"

Kitchen 20'4" x 11'11"

Listing Presented By:



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Coldwell Banker Executives Realty

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**Stilhavn Real Estate Services  
Okanagan**

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