



## 3103 25 Street Vernon British Columbia

\$670,000

Welcome to your new home in the heart and fabric of Vernon. In this 1931 gem, all the things that usually concern buyers of an older home have been addressed. Here you will find a decent foundation, newer windows (2005), large primary bedroom with a fabulously big ensuite. New kitchen with beautiful bright dining area. Renovated bathroom with a huge walk-in shower and custom tilework. Dig a little deeper (inspection report supplied) and you will find worry-free infrastructure including hot water on demand, 2014 furnace, 2021 AC, radon mitigation and refurbished electrical. The basement is clean, dry and accessible with tons of storage. The back yard is an oasis and comes with a cozy garage for your Model T Ford! The lot is a classic 0.11 acres giving you all the privacy you need. All of this within an easy stroll of the heart of downtown, great schools, recreation and entertainment. Rated as ""walker's paradise"" with a walk score of 95 meaning daily errands do not require a car! Please come and stake your claim as the new loving owners of this charming East Hill treasure. (id:6769)

Storage 7'2" x 6'4"

Storage 11'7" x 6'4"

3pc Ensuite bath 12' x 9'7"

Primary Bedroom 17'5" x 11'10"

Storage 11'6" x 10'5"

Storage 25'8" x 16'5"

Recreation room 15'6" x 10'7"

Bedroom 11'2" x 7'7"

Bedroom 11'3" x 10'8"

3pc Bathroom 7'3" x 5'11"

Living room 16'4" x 13'9"

Dining room 10'5" x 5'4"

Kitchen 12'4" x 11'6"

Listing Presented By:



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Coldwell Banker Executives Realty

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

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