



# 3306 Pleasant Valley Road Vernon British Columbia

\$498,500

Developers, contractors and handymen take note. Sturdy and straight 1956 home on a 50 x 113 (.13 acre) lot that is absolutely ripe for development, fix and flip or just modernize and enjoy. Fabulous lower East Hill location and neighbourhood on a quiet street. MUM - Multi Unit Medium Scale zoning with options for 2nd dwelling unit, carriage home, or carriage home over garage / workshop. The address is Pleasant Valley Rd but access is off 24th Street. Home is mostly original and needs new energy to unlock the potential. Some hardwood floors, full height mostly unfinished basement, pre-plumbed 2nd bath, newer furnace and hot water tank, newer roof, double carport, covered deck and even a sneak or peek of Okanagan Lake. Bright walkout basement provides a natural and easy conversion for an inlaw or revenue suite. Same owner and first time on the market in almost 30 years but priced to go. Public open house this Saturday and Sunday 1-2:30 pm. More info on our website. Call for more information or a private viewing. (id:6769)

Primary Bedroom 15'6" x 10'9"

Bedroom 11'1" x 9'4"

Dining room 8'2" x 9'11"

3pc Bathroom 9'3" x 5'11"

Living room 15'6" x 10'9"

Kitchen 9'3" x 10'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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

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