



## 3502 23 Street Vernon British Columbia

\$1,180,000

Located in the heart of the highly coveted East Hill neighbourhood in Vernon, BC, this meticulously remodelled & restored home with 2 TITLES, embodies the perfect blend of classic charm & modern elegance. Boasting 4 bedrooms & 3 bathrooms, this residence offers ample space for families to thrive. Upon entering, guests are greeted by the warmth of rich hardwood floors and the timeless character of intricate wood finishes. The centerpiece of the home is undoubtedly the fully renovated, chef-inspired kitchen, where sleek quartz countertops & stainless-steel appliances harmonize seamlessly with custom cabinetry & a butler's pantry that adds timeless elegance. The primary bedroom exudes tranquility with the amazing hidden walk-in closet & full bathroom. An expansive main floor office provides the ideal space for work, has a private door & can serve as a 5th bedroom. A staircase leads to the 3 bedrooms & a bathroom above. Outside, a 43-foot covered veranda invites relaxation & private views of the surrounding backyard oasis. The meticulously landscaped grounds showcase a variety of fruit trees, grapevines & raised garden boxes. The basement has a bathroom, laundry, storage & a potential wine cellar. An attached double garage offers ample storage space & workshop/studio potential. With its perfect blend of historic charm, modern amenities, & idyllic outdoor spaces, this East Hill home presents a rare opportunity to experience the best of Vernon's quintessential lifestyle. (id:6769)

3pc Bathroom 8'2" x 5'8"

Bedroom 17'4" x 12'7"

Bedroom 17'10" x 12'9"

Bedroom 14'9" x 12'8"

Storage 19'8" x 5'5"

Storage 12'1" x 6'6"

Workshop 15' x 8'

Laundry room 9'6" x 9'2"

2pc Bathroom 8'9" x 5'8"

Other 8'9" x 3'

Other 14' x 11'

Other 8' x 7'

Other 43' x 6'3"

Foyer 7'5" x 4'9"

Other 8'8" x 5'6"

4pc Bathroom 13'2" x 7'4"

Other 10'5" x 9'7"

Primary Bedroom 13'5" x 10'2"

Kitchen 10'2" x 7'8"

Other 8'9" x 3'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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