



# 3796 East Vernon Road Vernon British Columbia

\$1,495,000

COUNTRY ESTATE MINUTES FROM TOWN - YOUR PRIVATE RETREAT AWAITS! Exceptional 4-acre property featuring a completely reimagined 5-bedroom, 4-bathroom home that's been thoughtfully opened up, renovated and updated over the years with level-entry basement perfect for in-law suite or rental income. This turnkey property boasts irrigated pastures ideal for livestock, fully fenced and cross-fenced acreage, plus a rustic barn that channels serious Roadhouse vibes - imagine your own private training sanctuary, workshop, or creative space. Established irrigation system with multiple hydrants and winter-ready deep water lines complete this exceptional setup. Located just minutes from all amenities, this rare find delivers the perfect balance of rural tranquility and urban convenience. Whether your clients dream of hobby farming, raising cattle or horses, or creating their own version of that iconic barn hideaway where they can train, work, or simply escape, this property has endless possibilities. Multiple revenue streams possible with suite potential and agricultural opportunities. Book your showing today and bring your buyers to discover their own slice of country paradise! (id:6769)

Partial bathroom 3'1" x 7'5"	Living room 19'4" x 13'5"
Bedroom 13'11" x 10'11"	Dining room 20'7" x 14'0"
Bedroom 11'1" x 14'5"	Kitchen 18'8" x 15'10"
Full bathroom 10'1" x 8'1"	Storage 8'0" x 8'6"
Full ensuite bathroom 10'1" x 8'1"	Laundry room 5'0" x 7'7"
Primary Bedroom 14'11" x 15'7"	Full bathroom 10'0" x 10'11"
Foyer 8'0" x 16'0"	Bedroom 11'10" x 13'3"
Bedroom 11'7" x 11'7"	Family room 39'2" x 30'9"

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