



## 3803 35A Street Vernon British Columbia

\$677,900

A house in a neighborhood that is top of the charts with its high walking score. How else can you say "Prime location" or "Urbanity Charmer" or "Ditch the Car for Central-living". Walk to Downtown, Schools, Bus line, Gray Canal Trail system, movie theatre, Performing Arts, Recreation Center, Daycares and more. SO central if you turn too fast it will make your head spin. Highlights: NEW WINDOWS THOUGHOUT, NEW ROOF AND GUTTERS, NEWER WHITE KITCHEN AND BATHROOM, Includes all appliances including a new gas range, gas BBQ and 1 year old Beachcomber HOT TUB. NEW Front Entrance Stairs and railing. BONUS: Storage shed in yard, fully wired with electricity measures at 14' 10" x 12- great for toys! A tastefully designed layout, private yard and artistic space, offering approximately 550 sq' of additional outdoor living. Home is located at the end of a cul-de-sack. Fantastic 3 bedroom, 2 bathroom home, with family room and loads of storage! (id:6769)

Full bathroom 7' x 7'

Recreation room 22'2" x 11'

Laundry room 10'9" x 5'11"

Bedroom 13'3" x 11'5"

Bedroom 12'5" x 11'5"

Full bathroom 8'11" x 7'1"

Living room 15'8" x 13'7"

Primary Bedroom 13'10" x 11'11"

Dining room 9'7" x 9'5"

Kitchen 9'6" x 8'11"

Listing Presented By:



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