



## 839 8th Avenue Vernon British Columbia

\$699,900

Meticulously updated 2 Bedroom, 2 bath home. Pride of ownership shows throughout this property, inside and out. This turn key property needs to be viewed to have an appreciation for all of the care and quality upgrades that have been completed on this home. Exterior has new Hardie cement fibre board siding as well as trim installed over new Tyvek moisture barrier. New gutters as well as down pipes. New roof and skylights (10 year warranty). New windows and window screens. New exterior lighting fixtures. All exterior doors have been replaced. Decks have been rebuilt including handrails for safety, Pergola shelter with new metal roof. Has inground sprinklers for effortless yard care. Custom built cedar plank gates with powder coated hardware. You will enjoy the privacy of the park like back yard. The perfection continues throughout the home, the things you can see and many that you cant. The plumbing has been upgraded, all PolyB has been replaced with copper and Pecs. Hot water tank has been replaced with a Rheem commercial 50 Gallon 6 year warranty unit. New water softener inc a UV bacteria filter for pure drinking water, as well as reverse osmosis. Both bathrooms have been upgraded inc new vanities and new comfort height toilets. Kitchen upgrades inc Custom cabinets with soft close drawers and doors. New flooring, stainless sink. Supply lines installed for future dishwasher if desired. This home is a must see to be appreciated. See attachments for further upgrade info. (id:6769)

Full ensuite bathroom 13' x 5'  
Laundry room 9'10" x 8'  
Primary Bedroom 13'1" x 12'  
Dining room 11'8" x 10'2"  
Exercise room 20'2" x 12'

Full bathroom 11' x 5'  
Bedroom 11'1" x 9'2"  
Living room 20'2" x 14'  
Kitchen 18'6" x 10'5"

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty

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