



974 Mt. Beaven Place Vernon British Columbia

\$799,000

The perfect family home in Middleton right across from the great amenities of Sawicki Park and walking distance of VSS and Kal Beach. Built in 1995 and partially updated with engineered hardwood flooring, an impressive living room, luxury ensuite and a newly landscaped back yard with fast growing cedars for more privacy. The basement has been finished to create the beginnings of a 2 bedroom suite. And there is no dreaded Poly B to worry about! Furnace, AC and HWT just 7 years old. As a buyer, you will have to factor in the eventual replacement of the roof as it is original although appears in good shape right now. You will also have to put in a new kitchen upstairs as the cabinets need replacing and there is just a dishwasher and stove. Also, if you want to use the basement 2 levels as a suite you will need to add in functional kitchen - but otherwise the bones of a good mortgage helper are there. Tried to sell earlier this year but the feedback was price was too high given the work. Now priced right around assessed value despite all the great improvements. Seller is ready to sell! And for the straight scoop - please see the video attached to the listing. (id:6769)

4pc Bathroom 7'11" x 5'

Bedroom 10'8" x 10'8"

Bedroom 11'9" x 11'0"

3pc Ensuite bath 8' x 6'10"

Primary Bedroom 18'7" x 14'

Utility room 10'11" x 5'7"

Bedroom 19'11" x 10'5"

Den 13' x 8'6"

3pc Bathroom 8'10" x 4'11"

Laundry room 8'10" x 7'

Bedroom 12'8" x 9'3"

Other 16'1" x 15'

Dining room 12'9" x 9'11"

Kitchen 13'1" x 12'9"

Living room 18' x 14'1"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

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

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.