



1506 39A Avenue 1 Vernon British Columbia

\$755,000

*** For more information, please click Brochure button. *** Nestled on a quiet street in Vernon and centrally located near everyday amenities, this thoughtfully designed modern townhome offers exceptional flexibility, elevated finishes, and highly efficient use of space. A standout feature is the ground-floor separate-entry unregistered suite with private entrance and full ensuite bathroom; ideal for guests, extended family, home office, rental flexibility, or in-home business use, subject to municipal approvals. The home features a modern aesthetic with high-end attention to detail throughout, including floor-to-ceiling quartz showers, stylish feature walls, oversized windows, and a spacious kitchen designed for both function and entertaining. With 1,870 sq. ft. of well-planned living space, the layout includes 4 bedrooms, 3.5 bathrooms, an office/den, dedicated laundry room, deck, and private rooftop patio. The double-car garage is EV charger ready, adding convenience for modern living. Above, the impressive ~900+ sq. ft. rooftop patio is hot tub-ready and offers beautiful valley views toward Okanagan Lake, the perfect setting for relaxing, entertaining, or enjoying quiet evenings outdoors. A rare combination of location, flexible living, premium finishes, and private outdoor space in one of Vernon's growing residential areas. Taxes not yet assessed. (id:6769)

Storage 8'1" x 5'6"	Bedroom 13'9" x 10'9"
Living room 19'6" x 13'10"	Bedroom 11'7" x 10'9"
Kitchen 16'4" x 10'0"	4pc Ensuite bath 7'3" x 9'0"
Dining room 14'1" x 9'5"	Full bathroom 4'11" x 8'7"
2pc Bathroom 5'1" x 5'11"	Utility room 3'0" x 5'4"
Bedroom 11'0" x 10'10"	Office 11'11" x 10'5"
Primary Bedroom 12'0" x 12'11"	Foyer 7'2" x 7'3"
Laundry room 6'8" x 6'1"	3pc Bathroom 8'7" x 5'4"

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