



1205 41 Avenue Vernon British Columbia

\$599,000

An investment opportunity located in a quiet, highly desirable Vernon neighbourhood, this home is ideal for experienced investors, renovators, or buyers seeking a rewarding project. The property requires extensive cleaning and comprehensive repairs throughout, offering great potential to build sweat equity. The functional ground level entry lower floor features a family room, one bedroom, a full bathroom, a storage room or possible 4th bedroom, a fireplace, and a laundry room with direct outside access, providing excellent suite potential subject to city approval and verification. On the upper level, the layout includes two bedrooms, highlighted by a primary bedroom with its own three-piece ensuite, a main four-piece bathroom complete with a full tub and shower combo, a large vanity, and a large medicine cabinet with mirror. The spacious kitchen features an abundance of upper and lower cabinetry with ample counter space, alongside a breakfast nook with sliding glass doors opening directly onto a large, covered deck wrapping around the front and side of the home. A formal dining area sits conveniently between the kitchen and living room. Outdoor features include a large, fenced backyard, a two car carport, and additional driveway parking for two vehicles. Located in an established neighbourhood close to local schools, parks, public transit, shopping, and all downtown Vernon amenities. (id:6769)

Storage 13'2" x 9'2"
Full bathroom 8'5" x 4'8"
Laundry room 8'5" x 7'8"
Bedroom 11'0" x 8'5"
Foyer 9'8" x 9'3"
Family room 24'6" x 12'1"

Bedroom 13'3" x 10'11"
Full bathroom 7'11" x 7'0"
3pc Ensuite bath 5'0" x 4'8"
Primary Bedroom 17'0" x 13'0"
Dining room 10'8" x 10'5"
Living room 20'1" x 12'1"

Dining nook 10'0" x 9'0"

Kitchen 12'0" x 10'7"

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