



1805 39 Avenue Vernon British Columbia

\$764,800

VACANT!! Everything you need, right here! This lovely 2 plus 1 bdrm. home is centrally located on the quiet end of 39th Ave. Bring your ideas and enjoy. A large yard and ample sundeck for those great summer evenings. Tons of extra parking, a separate insulated and 220 amp. wired shop with A/C and Heat. Even better is the (not legal) suite downstairs with its own entrance to supplement that mortgage. Seperate laundry up & down. Updated sewer line to the home. Updated main floor appliances , Updated HWT & Furnace in 2022. U/G Irrigation, Updated roof. This property sits within the potential improvement envelope for subdivision, land assembly and multi family development. To allow for a range of small-scale housing development up to 3 Storeys in Height, including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses on Lots under 4,050 m2 (1 ac). This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area. (Bylaw 6012) City of Vernon. All information and measurements deemed approximate only and should be verified by the Buyer(s) agent(s). For out-of-town agents, the Buyer's Agent must attend all showings, including open houses. If the Buyer attends without their Buyer's Agent, or an Agent submitting an offer was not present, the cooperating commission is reduced by 50%, with the reduced portion payable to the Seller's Agent. (id:6769)

Other 22'5" x 5'10"

Utility room 9'10" x 8'2"

Storage 18'6" x 9'10"

Mud room 9'2" x 6'8"

Foyer 10'5" x 5'8"

3pc Bathroom 7'2" x 6'6"

Den 10'2" x 7'4"

Bedroom 11'4" x 10'2"

Primary Bedroom

Dining nook 10'2" x 9'11"

Kitchen 12'2" x 9'11"

Living room 26'5" x 12'1"

Full bathroom 10'7" x 9'10"

Other 10'10" x 9'10"

Bedroom 14'1" x 12'1"

Living room 14'0" x 12'1"

Kitchen 14'0" x 12'1"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.mikesingleton.ca/>



Royal

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