



# 1905 38 Avenue Vernon British Columbia

\$899,000

GPS Address for this home- 1905 38 Avenue. Unique situation with City when lot was subdivided makes it A and B, hence the bare land Strata legal description. see Directions for accurate location. Welcome to this warm & meticulously cared for Family Home with suite. Great main open concept floor plan with a fabulous bright kitchen with large Island, custom cabinets & stylish light fixtures. Adjoining is a Living room & Dining Room with easy access to deck and backyard. You'll be impressed by the generous sized Primary bedroom with w/i closet & 3 pce ensuite. Two additional bedrooms, and main bathrm complete this top floor. Below the fourth bedroom/office, shared laundry, and access to the fabulous attached garage. The bright walk out basement suite has a separate entry and also be accessed through the main part of the house. Would work well as a rental, an in law suite, or use the space for your growing family with two bedrooms, 1 bathroom and convenient back yard access. Back yard is partially fenced and beautifully landscaped. Two storage sheds, RV and boat parking plus lots of extra room for family or guests to park. Families will appreciate the convenient location to schools, shopping, parks and Silver Star Mountain Resort just too name a few. Access to this home is on a quiet Alley way, so traffic is minimal. Nothing to do to this great home except move in. Attention - please read for directions. This lot is unique and directions need to be seen to view proper house. (id:6769)

- Utility room 5'4" x 2'10"
- 4pc Bathroom 8'3" x 6'9"
- Bedroom 10'0" x 9'3"
- Bedroom 12'10" x 9'3"
- Family room 15'7" x 14'1"
- Kitchen 15'7" x 13'2"
- 4pc Bathroom 9'11" x 8'3"
- Bedroom 11'0" x 10'
- Bedroom 11'2" x 10'1"
- 3pc Ensuite bath 8'0" x 4'11"
- Primary Bedroom 17'9" x 11'11"
- Dining room 16'6" x 9'10"

Foyer 9'11" x 8'  
 Living room 15'8" x 15'5"

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