



## 2006 37 Avenue Vernon British Columbia

\$877,500

Location Location. An elusive lower East Hill home and lot that is sure to please. Not a BC box, and not a heritage home but a well built 1960s home with tons of "character". Lots of things to absolutely love about this home and yard. Huge and surprisingly private .22 acre lot with lane access on 2 sides, Spacious attached double garage, tons of off street parking and a very private rear yard. The home is sure to please with a great combination of some modern touches and a classic executive style 1960s home. Very spacious 1750 sq ft main level with a mostly finished basement and a huge attached 30 x 20 double garage or workshop. This home would be very easy to suite. Tar and gravel roof has 3 section and the middle section has been scheduled to be replaced with a torch on roof in July. The other 2 sections do not appear to require any work at this time. Ideal lower level to convert to either a family or revenue suite. Note lane at rear is landlocked and not being used. Sellers new home is under construction and almost finished and possession is flexible.

(id:6769)

Utility room 4'5" x 8'6"

Storage 21'6" x 10'3"

Storage 11'2" x 20'8"

Storage 19'5" x 10'2"

Storage 4'7" x 7'3"

Other 9'0" x 10'11"

Laundry room 14'2" x 10'11"

3pc Bathroom 14'2" x 10'11"

Bedroom 10'2" x 10'11"

Recreation room 13'2" x 28'5"

Storage 4'3" x 4'1"

Other 28'7" x 11'5"

5pc Bathroom 7'7" x 8'1"

Bedroom 10'6" x 9'0"

Bedroom 10'6" x 12'0"

2pc Ensuite bath 5'4" x 2'

Primary Bedroom 14'11" x 11'11"

Dining room 9'1" x 8'4"

Family room 17'10" x 11'10"

Listing Presented By:



Originally Listed by:

RE/MAX Vernon

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



Royal

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