



## 2302 23 Avenue Vernon British Columbia

\$1,085,000

Experience timeless elegance in this iconic 1938, 5-bdrm residence, set on a picturesque 0.44-acre lot along one of East Hill's most sought-after streets. Thoughtfully renovated to blend modern comfort with preserved historic charm, this home is a rare find. Originally built for Vernon's first dentist, it stands as one of the region's earliest examples of International/Modern architecture. Original hardwood floors, glass door knobs, and period details remain throughout, adding to its character. Through French doors, the inviting living room boasts 9-ft ceilings and built-in cabinetry with original leaded glass. The updated kitchen is a chef's delight, featuring granite countertops, sleek cabinetry, a large island, and a built-in pantry, with direct access to a spacious covered deck--ideal for entertaining or soaking in the valley views. The main floor also includes a formal dining room, sunroom, stylish powder room, and a versatile office with a Murphy bed and walk-in closet. Upstairs, 3 generous bdrms and a large landing share a charming 3-piece bath with a soaker tub. The lower level offers a 2-bdrm in-law suite with a private entrance and fenced yard--perfect for extended family or rental opportunities. Additional features include newer windows, updated electrical, and a beautifully landscaped, fully fenced yard with peach, cherry, apricot, and apple trees. All this within walking distance to downtown, schools, and parks--an ideal family home with rich history and heart. (id:6769)

Bedroom 14'9" x 9'8"

Bedroom 15'0" x 13'3"

Primary Bedroom 17'8" x 15'10"

3pc Bathroom 12'4" x 10'4"

Utility room 14'10" x 7'3"

Recreation room 18'7" x 16'0"

Storage 10'3" x 8'11"

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3pc Bathroom 13'7" x 8'1" Living room 19'8" x 16'3" Kitchen 15'4" x 12'11" Dining room 14'4" x 9'10" 2pc Bathroom 7'7" x 3'11" Den 19'9" x 11'1" Family room 17'0" x 11'1" Bedroom 12'6" x 9'9" Bedroom 12'10" x 12'6"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com