



3201 19 Street Vernon British Columbia

\$804,500

Restore, Rebuild or Develop ? Rare find. 1935 Heritage home straddling 2 legal lots in one of the East Hills most desirable character home areas. Each lot is 50' x 120" with a gentle grade from the east alley down to 19th Street. The home straddles both lots and may not be worth a total restoration or moving but lots more life left in this home. Great for owner or rental use until ready to develop. Too many build or development options to mention, including: 2 new homes from the same or separate builders, amalgamating the 2 legal lots into one estate size lot and building site, multi-unit dwellings on one or both lots, side x side single family residential homes for immediate family member, one multifamily dwelling of up to 7 units. Same owner for 56 years, and time to move to a more retirement-style home and lifestyle. Lots of bedrooms and living areas. Lots of charm and character but unfortunately also lots of East Hill slope and settling. The large 2nd story addition has great potential for suite. Newer furnace and central air. Willing to rent back if the owner, developer or builder needs time for permits and applications. Would consider a trade to a "Quail Run style" level entry home with basement. Lots more info available. Call text or email for more info or a private viewing (id:6769)

Full bathroom 9' x 5'

Bedroom 10' x 9'

Bedroom 19' x 19'

Bedroom 11' x 11'

Hobby room 10' x 10'

Other 8' x 12'

Other 8' x 10'

Bedroom 8' x 11'

Partial bathroom 6' x 7'

Recreation room 12' x 11'

Laundry room 5' x 7'

Other 10' x 6'

Full bathroom 7' x 6'

Family room 13' x 10'

Office 11' x 12'

Primary Bedroom 12' x 11'

Foyer 6' x 12'

Living room 19' x 13'

Dining room 15' x 11'

Listing Presented By:



Originally Listed by:

RE/MAX Vernon

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



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