



3803 35A Street Vernon British Columbia

\$649,900

How many ways can you say Backyard Bliss, Private Oasis and a Residential Retreat all wrapped in one! Back Yard features: Complete privacy with access off kitchen through double doors, fencing along both sides of property, deck, pergola, over 1000 Sq' of living space, water feature, twinkle lights, kids play house and room for a trampoline. The Home is in a neighborhood that is top of the charts with a high walking score. Classified as a "Prime location" or "Urbanity Charmer". Walk to Downtown, Schools, Bus line, Gray Canal Trail system, Movie Theatre, Performing Arts, Recreation Center, Daycares and more. SO central if you turn too fast it will make your head spin. Highlights: NEW WINDOWS THOUGHOUT, NEW ROOF AND GUTTERS, NEWER WHITE KITCHEN AND BATHROOM, Includes all appliances including a new gas range, gas BBQ and 1 year old Beachcomber HOT TUB. NEW Front Entrance Stairs and railing. BONUS: Storage shed in yard, fully wired with electricity measures at 14' 10" x 12- great for toys! A tastefully designed layout, private yard and artistic space, offering approximately 550 sq' of additional outdoor living. Home is located at the end of a cul-de-sac. Fantastic 3 bedroom, 2 bathroom home, with family room and loads of storage! Quick Possession (owner occupied) and Seller is Motivated! (id:6769)

Full bathroom 7' x 7'

Recreation room 22'2" x 11'

Laundry room 10'9" x 5'11"

Bedroom 13'3" x 11'5"

Bedroom 12'5" x 11'5"

Full bathroom 8'11" x 7'1"

Living room 15'8" x 13'7"

Primary Bedroom 13'10" x 11'11"

Dining room 9'7" x 9'5"

Kitchen 9'6" x 8'11"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://www.danielsson.homes/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.