



# 5615 East Vernon Road Vernon British Columbia

\$1,299,000

Welcome to 5615 East Vernon Rd! Only 5 minutes to town from your own piece of paradise! Whether laying in the hammock beside the babbling brook, or even sitting on a chair with your feet in the creek, the warm summers are even more enjoyable! Practice your green thumb by growing your own vegetables in the garden and cozy up with a marshmallow roast by your own fire pit. The included ATV with snow plow attachment makes short work of clearing the snowy driveway areas in the winter! There is ample parking for vehicles, RV, travel trailer, motorcycles, dirt bikes... all your toys! The large heated and powered garage (200 amp service ) has plenty of storage for seasonal toys as well. Under the large sundeck is an insulated bonus room that can be used for more storage or a fitness/games room! In the basement is a former 1-bedroom suite converted for use by the present owner, but can easily be converted back to a suite as the electrical and plumbing are all still readily available. Speaking of electrical... the cement slab off the primary bedroom is wired for your personal hot tub! With 4 bedrooms and 2.5 bathrooms total, there is plenty of room for a large family, or a family with a renter. (id:6769)

|                           |                               |
|---------------------------|-------------------------------|
| Storage 2'6" x 3'7"       | Other 16'8" x 33'8"           |
| Storage 7'11" x 6'4"      | Dining room 11'4" x 12'9"     |
| Utility room 7'9" x 8'    | Other 22'10" x 22'11"         |
| Storage 7'9" x 10'1"      | 2pc Bathroom 6'8" x 4'9"      |
| Bedroom 13'10" x 10'6"    | 4pc Ensuite bath 7'8" x 11'6" |
| 4pc Bathroom 7'11" x 9'2" | Primary Bedroom 14' x 13'7"   |
| Bedroom 9'3" x 19'5"      | Bedroom 11'6" x 11'2"         |

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Listing Presented By:



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