



974 Mt. Beaven Place Vernon British Columbia

\$799,000

The perfect family home in Middleton right across from the great amenities of Sawicki Park and walking distance of VSS and Kal Beach. Built in 1995 and partially updated with engineered hardwood flooring, an impressive living room, luxury ensuite and a newly landscaped back yard with fast growing cedars for more privacy. The basement has been finished to create the beginnings of a 2 bedroom suite. And there is no dreaded Poly B to worry about! Furnace, AC and HWT just 7 years old. As a buyer, you will have to factor in the eventual replacement of the roof as it is original although appears in good shape right now. You will also have to put in a new kitchen upstairs as the cabinets need replacing and there is just a dishwasher and stove. Also, if you want to use the basement 2 levels as a suite you will need to add in functional kitchen - but otherwise the bones of a good mortgage helper are there. Tried to sell earlier this year but the feedback was price was too high given the work. Now priced right around assessed value despite all the great improvements. Seller is ready to sell! And for the straight scoop - please see the video attached to the listing. (id:6769)

4pc Bathroom 7'11" x 5'

Bedroom 10'8" x 10'8"

Bedroom 11'9" x 11'0"

3pc Ensuite bath 8' x 6'10"

Primary Bedroom 18'7" x 14'

Utility room 10'11" x 5'7"

Bedroom 19'11" x 10'5"

Den 13' x 8'6"

3pc Bathroom 8'10" x 4'11"

Laundry room 8'10" x 7'

Bedroom 12'8" x 9'3"

Other 16'1" x 15'

Dining room 12'9" x 9'11"

Kitchen 13'1" x 12'9"

Living room 18' x 14'1"

Listing Presented By:



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Coldwell Banker Executives Realty

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