



## 3107 13 Street Vernon British Columbia

\$787,000

East Hill gem! Best location for a young Family, right next to an Elementary School. This grade level entry home is very spacious and well thought out; on the upper main level 2 beds along with the Primary bedroom which features good size closet & 2 piece ensuite; eat in kitchen/dining; good quality SS appliances and built in microwave; formal living has vaulted ceilings and gas fireplace and view out of the large windows. Deck off the kitchen leads to the fenced yard. Balance of the basement is finished with large family room with gas fireplace; a small bdrm/den/hobby room and 3pc Bathroom; workshop and laundry with exit to backyard. Nicely landscaped on a corner lot; extra parking including for RV; pride of ownership throughout home and property; super convenient location. (id:6769)

Storage 12'5" x 12'11"

Bedroom 10'7" x 12'11"

Laundry room 14'4" x 12'11"

3pc Bathroom 8'1" x 5'5"

Family room 13'5" x 22'5"

Foyer 12'4" x 15'3"

Bedroom 10' x 9'3"

Bedroom 10'9" x 9'3"

Full bathroom 7'4" x 9'3"

2pc Ensuite bath 6'5" x 3'4"

Primary Bedroom 16' x 12'4"

Dining room 10'9" x 15'4"

Living room 13'4" x 19'

Kitchen 10'9" x 11'3"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.your5starteam.com/>



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