



## 3600 13 Street Vernon British Columbia

\$799,000

Beautifully renovated EAST HILL home with a LEGAL SUITE.... This wonderful 4 bed 3 bath home was renovated in 2020 with all new windows, new vinyl plank flooring, new appliances up and down, new furnace, AC, new Hardie Board siding and more. NEW ROOF Spring of 2024. Upstairs the large, bright kitchen opens up to the living/ dining area - great for entertaining. Two large bedrooms up with a third downstairs make it an ideal layout for a family. Master suite features an ensuite, large walk-in closet and sliding doors leading to a private back yard patio. Stairs can easily be added to the deck allowing access to the yard. (This was designed to give both suites privacy with the legal downstairs suite.) Large flat backyard has room for a pool or trampoline - great for kids and pets.. Suite features a large bright kitchen area with ample counter and cupboard space, in suite laundry and SEPARATE ENTRANCE. Perfect as a mortgage helper or investment. Centrally located in East Hill, this home is walking distance to Silver Star Elementary, VSS, parks and public transit. (id:6769)

Utility room 6'9" x 5'2"

4pc Bathroom 12'9" x 8'4"

Bedroom 8'3" x 15'5"

Bedroom 12'9" x 8'4"

Living room 25'2" x 12'9"

Kitchen 16'5" x 5'9"

4pc Bathroom 7'1" x 8'2"

Bedroom 8'3" x 11'8"

3pc Ensuite bath 7'8" x 9'2"

Primary Bedroom 11'8" x 11'6"

Living room 17'7" x 15'4"

Kitchen 17'7" x 9'3"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



**Royal**

**Lepage Parkside Realty**

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