



# 1404 12 Street Vernon British Columbia

\$579,000

Great opportunity in the very desirable neighbourhood of East Hill. This single-family home is optimally located close to countless local amenities and recreation, in particular the Hillview Golf Course, fantastic schools and public transit. The three-bedroom Rancher (with crawl space) has all bedrooms (2 with walk in closets) on one side of the home, making it ideal for those with mobility challenges yet suitable for all. From the open-concept kitchen with oversized island, lower countertop, and accessible cabinets and pull-out drawers makes cooking and entertaining effortless. The dining space with bay window gives direct access to the fenced backyard with raised garden beds and included storage shed. The adjacent living room contains laminate flooring and east facing windows for amazing morning sun. Nearby the Primary bedroom boasts an ensuite bathroom and walk-in closet with access to the backyard. Outside, the attached single car garage offers great storage. Being listed at a competitive price reflecting some updates required, this property would make an ideal starter home, income property or anyone looking for one level living. (id:6769)

Other 8'8" x 8'10"

Other 21'4" x 42'8"

4pc Bathroom 4'11" x 8'1"

Other 4'9" x 8'3"

3pc Ensuite bath 8'1" x 8'1"

Primary Bedroom 11'3" x 19'1"

Other 4'9" x 6'5"

Bedroom 10'3" x 12'2"

Bedroom 7'8" x 10'8"

Other 20'9" x 15'2"

Utility room 5'11" x 4'0"

Kitchen 11'5" x 9'10"

Dining nook 11'5" x 7'5"

Dining room 14'0" x 12'2"

Living room 13'9" x 12'11"

Foyer 33'3" x 5'0"

Other 13'5" x 5'3"

Listing Presented By:



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RE/MAX Vernon Salt Fowler

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



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