



# 1801 32 Street 309 Vernon British Columbia

\$349,900

TOP FLOOR UNIT in Maple Ridge Gardens with amazing views and a huge private balcony! The surrounding canopy and balcony's brick pillars create a privacy screen in the spring/summer. Heat is included in the strata fees via the gas fireplace! The unit comes with a large underground parking space (#6) and a spacious storage locker (#4). The Master Bedroom has room for a king sized bed, tons of closet space, and a BRAND NEW ensuite professionally renovated in 2025. The kitchen was fully renovated 2022, the renovations included new countertops, cabinets, sink, lighting, stove, fridge, dishwasher, and microwave. The in-unit laundry room hosts extra storage space and a new hot water tank that was installed in 2022. The building is old, but the bones are good. The construction of the era left the building with wide spacious hallways and large balconies compared to other buildings in Vernon. The neighbourhood has no through-traffic and sits on top of Polson Park. It's a beautiful walk to move from Armoury Park down the wooden stairs into Polson Park to visit the night markets in the summer. Jim's Pizza is 2 minute walk away. The Vernon Jubille Hospital is a 1 minute walk away making the condo a popular home among nurses and retirees. Downtown is a 15 minute walk. 10-15 minute bike ride to either Kal or Kin Beach. Silver Star Ski Hill is a 25 minute drive. Pet Rules: 2 Cats OR 1 Dog allowed (Under 20 inches measured from the shoulder with some breed restrictions on dogs) (id:6769)

Foyer 3'11" x 13'10"

4pc Bathroom 7'4" x 4'11"

Laundry room 7'3" x 5'4"

Bedroom 11'2" x 9'0"

3pc Ensuite bath 4'10" x 9'0"

Primary Bedroom 15'2" x 11'2"

Living room 12'2" x 17'10"

Dining room 7'2" x 9'1"

Kitchen 8'4" x 8'0"

Listing Presented By:



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Coldwell Banker Executives Realty

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



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