



## 3803 35A Street Vernon British Columbia

\$677,900

The WOW factor of this home is upwards of \$60K in UPGRADES The Seller has redone the Roof and Gutters, Replaced all the Windows, Fenced the Yard, Replaced front steps with Hardie Board. Price includes: SIX (6) APPLIANCES, 2024 Beachcomber Hot Tub, plus Gas BBQ and Electric Fireplace. Upstairs you will find kitchen, living and dining room, 2 generous bedrooms and main bathroom. Newer White kitchen and bathroom cabinets and granite counter tops, newer bathtub and tiled surround, double patio doors to your backyard oasis. Neutral colors throughout, lower level has 1 bedroom, 3 piece bathroom, family room, laundry and loads of storage. The family room could easily be converted to a fourth bedroom. The backyard is incredibly private, no laneway access and no-neighbors looking in or down on you. The 14 x12 wired shed is the perfect spot to store your canoe, skis and gear, or opt to transform into additional living space. House is at the end of the cul-de-sac. Parking on driveway for 4 vehicles. Quick Possession... Act now and be in your new home before the Holidays! (id:6769)

Full bathroom 7' x 7'

Recreation room 22'2" x 11'

Laundry room 10'9" x 5'11"

Bedroom 13'3" x 11'5"

Bedroom 12'5" x 11'5"

Full bathroom 8'11" x 7'1"

Living room 15'8" x 13'7"

Primary Bedroom 13'10" x 11'11"

Dining room 9'7" x 9'5"

Kitchen 9'6" x 8'11"

Listing Presented By:



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Coldwell Banker Executives Realty

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