

## Listing Crossproperty Client Full

**2904 25th Street, Vernon, V1T 3P4**  
 MLS® #: **10194715** Status: **Active** PID: **012-430-986** Price: **\$589,900**  
 Zone: **North Okanagan** Sub Area: **EH - East Hill** ADOM: **13**

### Price Reduced



#### General Information

Prop Type: **Single Family Residential**  
 Type Dwell: **Single Family**  
 Style/Story: **One and a half**  
 Year Built: **1938**  
 Yr Blt Dsc: **Subst Renv**  
 Shop/Den: **-/No**

#### Layout

Beds: **5**  
 Full Baths: **3**  
 Half Baths: **0**  
 En Suite: **4-PCE**  
 Ttl Baths: **3**

#### Finished Floor Area

Main: **960**  
 Above Main: **310**  
 Below Main: **800**  
 Basement:  
 Total: **2070**

#### Lot Information

Frontage: **50**  
 Depth: **100**  
 Irregular:  
 Acres: **0.19**  
 Wtr Frnt:  
 Wtr Infl:  
 View: **View, City View**

#### Parking

Prk Cov:  
 Prk Uncov: **3**  
 Prk Spcs:  
 Grg Opt:  
 Grg Dsc:  
 RV Park: **Yes**  
 Add Prk:  
 Carport:

#### Features

Rentals: <b>Yes</b>	B&B: <b>No</b>	Pets: <b>Yes</b>
Fireplace:	Bsmt:	
Construct: <b>Frame - Wood</b>	Roof:	<b>Full/Separate Entrance, Walkout/Fully Finished</b>
Foundation: <b>Concrete</b>	Suites Dsc:	<b>Asphalt/Fibreglass Shingles</b>
Exterior Fin: <b>Hardie Board</b>	Heat/Cool:	<b>Not Legal</b>
Water: <b>Municipal</b>	Fuel:	<b>Central Air, Forced Air</b>
Fencing:	Outside Area:	<b>Electricity, Natural Gas</b>
Pool Type:	Sewage:	<b>Sewer</b>
Equip/Appl: <b>Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings</b>		
Flooring: <b>Hardwood, Partial Carpet, Tile</b>		
Structures: <b>Shed</b>		
Exterior Feat: <b>Fenced Yard, Private Yard, Two Balconies</b>		
Interior Feat: <b>Drywall</b>		
Site Infl: <b>Cablevision Available, Central Location, Easy Access, Family Oriented, Landscaped, Park Nearby, Private Setting, Public Transit Nearby, Schools Nearby, Shopping Centre</b>		

#### Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Kitchen	L1	9'11X9'8	Dining Room	L1	12X10'3	Living Room	L1	14'6X13'10
Laundry	L1	9'6X5'3	Bedroom	L1	13'1X9	Bathroom - Full	L1	8X5'3
Bedroom	L1	11'7X10'3	Master Bedroom	L2	14'10X11'9	Ensuite - Full	L2	9'10X7'5
Nook	L2	3'11X3'8	Family Room	B	12'9X11'10	Bedroom	B	10'8X9'6
Kitchen	B	11X7'6	Bathroom - Full	B	7'1X6'2	Laundry	B	10'3X7'2
Bedroom	B	14'7X10'10						

#### Openhouses

Type: **PUBLIC**  
 Date: **11/24/2019**  
 Time: **1:00PM - 3:00PM**  
 Description: **Hosted by Robert Moorhouse**

#### Finance/Tax

Native Res: **No**  
 Title Held: **Freehold**  
 Trades:  
 Legal Dsc: **Lot 3, Block 19, Section 9, ODYD, Plan 327**  
 LR Owner: **No**  
 Terms Sale:  
 Taxes: **\$2,387.00**  
 Court Sale: **No**  
 Tax Yr: **2019**

#### Remarks

Dtl Loc: **East on 30th Ave right onto 25th Street**  
 Pub Rmks: **Location is everything!! Walk to work, school and shopping from this extensively renovated 4 bedroom 3 bathroom open concept classic home in lower Easthill. Hardwood and tile floors, Granite counters and covered backyard Sundeck. The main boasts Kitchen, dining and living room with 2 bedrooms, full bathroom, and laundry. The Kitchen leads to a large covers sundeck overlooking the fenced and private large backyard. Upstairs belongs exclusively to the master with his and hers closets and private ensuite bathroom. Need a mortgage helper or suite for the inlays? Look no further. The basement has your 1 bedroom fully self-contained suite with laundry and private entrance. A storage room off completes the interior. There is plenty of parking, mature landscaping and character galore. Don't miss this highly sought after location!!!**

Information Deemed Reliable But Cannot Be Guaranteed.

**5360 Hughes Road, Vernon, V1B 3J7**MLS® #: **10194889**  
Zone: **North Okanagan**Status: **Active**  
Sub Area: **NB - North BX**PID: **006-381-715**Price: **\$949,000**  
ADOM: **10**General Information

Prop Type: **Single Family Residential** Year Built: **1973**  
 Type Dwell: **Single Family w/ Acreage** Yr Blt Dsc: **Approximate**  
 Style/Story: **Split (4 level)** Shop/Den: **No/Yes**

Layout

Beds: **4**  
 Full Baths: **3**  
 Half Baths: **0**  
 En Suite: **3-PCE**  
 Ttl Baths: **3**

Finished Floor Area

Main: **1205**  
 Above Main: **695**  
 Below Main: **1205**  
 Basement:  
 Total: **3105**

Lot Information

Frontage: **330**  
 Depth: **660**  
 Irregular: **No**  
 Acres: **5**  
 Wtr Frmt:  
 Wtr Infl:  
 View: **Lake View, Mountain View, City View**

Parking

Prk Cov: RV Park: **Yes**  
 Prk Uncov: **8** Add Prk: **Yes**  
 Prk Spcs: Carport:  
 Grg Opt:  
 Grg Dsc:

Features

Rentals: <b>Yes</b>	B&B: <b>No</b>	Pets: <b>Yes</b>
Fireplace: <b>1, Gas, Conventional</b>	Bsmt: <b>Full/Separate Entrance, Walkout/Fully Finished</b>	
Construct: <b>Frame - Wood</b>	Roof: <b>Asphalt/Fibreglass Shingles</b>	
Foundation: <b>Concrete</b>	Suites Dsc: <b>Legal</b>	
Exterior Fin: <b>Stucco, Wood Siding</b>	Heat/Cool: <b>Forced Air</b>	
Water: <b>Municipal</b>	Fuel: <b>Natural Gas, Wood</b>	
Fencing:	Outside Area:	
Pool Type:	Sewage: <b>Septic</b>	
Equip/App: <b>Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Electric, Washer, Window Coverings</b>		
Flooring: <b>Carpeting/Wall-to-Wall, Ceramic Tile, Linoleum</b>		
Structures: <b>Additional Residential Unit, Covered Deck, Deck, Dog Run - Fenced In, Equestrian Arena, Equipment Shed, Fire Pit, Hay Storage, Outbuilding, Paddocks/Corrals, Patio(s), Playstructure, Pole Barn, Shed, Stable, Sun Deck</b>		
Exterior Feat: <b>Fenced Yard, Garden, Hot Tub, One Balcony, Private Yard</b>		
Interior Feat: <b>Drywall</b>		
Site Infl: <b>Golf Nearby</b>		

Rooms

<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>	<u>Room</u>	<u>L</u>	<u>Dimensions</u>
Living Room	L1	22'X18'	Dining Room	L1	12'X12'	Kitchen	L1	18'X12'
Family Room	B	17'5X16'	Master Bedroom	L2	14'X11'	Bedroom	L2	13'X11'
Bedroom	L2	11'X11'	Bedroom	B	15'X10'	Ensuite - Full	L2	5'6X4
Bathroom - Full	L1	5'X6'	Bathroom - Full	L2	7'X9'	Den / Office	B	14'X10'
Wine Cellar	B	4'X6'	Guest House	L1	30'X16'2	Courtyard Garden	L1	26'6X30'
Tack Room	B	3'X5'						

Finance/Tax

Native Res: <b>No</b>	LR Owner: <b>No</b>	Taxes: <b>\$1,528.00</b>	Tax Yr: <b>2019</b>
Title Held: <b>Freehold</b>	Terms Sale:	Court Sale: <b>No</b>	
Trades:			
Legal Dsc: <b>LOT 2, SECTION 7, TOWNSHIP 5, ODYD, PLAN 23506</b>			

Remarks

Dtl Loc: **Silver Star Rd right on East Vernon Rd left on Hughes Rd.**  
 Pub Rmks: **Highly Sought After Prime location in the Heart of BX!!! This sprawling 5 acres is perfectly set up for families, horse enthusiast and those looking to live the country lifestyle yet only minutes from all amenities. The 4 acres alfalfa field was just turned up & planted with brand new irrigation installed & contained with metal fencing. There is a corral, tack area with metal tie-ups, Metal pole barn, and all 5 acres is usable. A 4 bedroom, 3 bath 3100+ home is ideally positioned for quiet & privacy with expansive panoramic views from Silver Star Mtn to Okanagan Lake thru windows galore, covered sundeck and even a backyard 34'x27' Mediterranean Courtyard Garden area for summer bbq entertainment. Many updates including newer roof, gutter, soffits 7 facia, furnace and HWT, Tile & carpet floors Need rental income or space for the inlaws? Look no further as the 1 bedroom separate Guest-house is ideally suited with its own privacy & large newer roof & sundeck. Look no further!!!**

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