

Listing Crossproperty Client Full

904 35th Avenue, Vernon, V1T 2R3
 MLS® #: **10192379** Status: **Preactive**
 Zone: **North Okanagan** Sub Area: **EH - East Hill**

PID: **025-845-454** Price: **\$669,900**
 DOM:



General Information

Prop Type: **Single Family Residential** Year Built: **2006**
 Type Dwell: **Single Family** Yr Blt Dsc: **Approximate**
 Style/Story: **Rancher w/ Bsmnt** Shop/Den: **No/No**

Layout

Beds: **4**
 Full Baths: **3**
 Half Baths: **1**
 En Suite: **More than One**
 Ttl Baths: **4**

Finished Floor Area

Main: **1567**
 Above Main:
 Below Main:
 Basement: **1365**
 Total: **2932**

Lot Information

Frontage: **63**
 Depth: **103**
 Irregular: **No**
 Acres: **0.15**
 Wtr Frnt: **0**
 Wtr Infl:
 View: **View**

Parking

Prk Cov: **2** RV Park: **Yes**
 Prk Uncov: **4** Add Prk: **Yes**
 Prk Spcs:
 Grg Opt: **Double**
 Grg Dsc: **Attached**

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 1, Gas, Conventional	Bsmnt: Full/Walkout/Fully Finished	
Construct: Frame - Wood	Roof: Asphalt/Fibreglass Shingles	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Cedar, Hardie Board, Stone	Heat/Cool: Central Air, Forced Air	
Water: Municipal	Fuel: Natural Gas	
Fencing:	Outside Area:	
Pool Type: Indoor Pool	Sewage: Sewer	
Equip/Appl: Dishwasher, Dryer, Microwave Oven, Refrigerator, Stove - Gas, Washer, Window Coverings		
Flooring: Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood		
Structures: Deck, Patio(s)		
Exterior Feat: Fenced Yard, Private Yard, Underground Sprinkler		
Interior Feat: Island, Security System, Vacuum Built-In		
Site Infl: Central Location, Easy Access, Family Oriented, Flat Site, Fully Landscaped, Golf Nearby, High Speed Internet, Landscaped, Level, No Thru Road, Park Nearby, Quiet Area, Schools Nearby		

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	21'X13'	Dining Room	L1	11'10"X10'7"	Kitchen	L1	14'8"X11'
Family Room	B	30'7"X17'11"	Master Bedroom	L1	15'5"X11'11"	Bedroom	L1	10'11"X9'10"
Bedroom	B	12'5"X10'2"	Bedroom	B	19'11"X14'5"	Ensuite - Full	L1	10'X9'
Bathroom - Full	L1	5'7"X10'2"	Bathroom - Full	B	4'10"X8'3"	Ensuite - Half	B	4'10X5'
Laundry	L1	9'6"X8'	Deck	L1	9'5"X25'	Patio	B	10'2"X28'
Mechanical/storage	B	14'7"X13'11"	Garage	L1	22'X22'	Walk in closet - master	L1	5'8"X9'7"
Office Space	B	8'10"X10'10"	Foyer	L1	7'8"X12'	In ground Pool	B	24'6"X14'10"

Finance/Tax

Native Res: No	LR Owner: No	Taxes: \$3,834.00	Tax Yr: 2019
Title Held: Freehold	Terms Sale:	Court Sale: No	
Trades:			
Legal Dsc: Lot 3, Section 35, Township 9, ODYD, PLAN KAP74893			

Remarks

Dtl Loc: **Top of 35th Ave East just past Silver Star Elementary**
 Pub Rmks: **Level entry rancher with walkout basement located at the top of popular Easthill in the Royal Oak subdivision. Open floor plan with kitchen, dining and living room flowing through to a large covered sundeck. Main level hosts the Master bedroom with walk-in closet, full en-suite with soaker tub & separate shower. 2nd bedroom or office, Full Bathroom, Large Foyer, Laundry with sink & double garage equipped with cabinets & race track flooring complete the main floor. Downstairs is a large 3rd bedroom with 2 pc en-suite & walk in closet & storage room. The finished area beyond could be suited to a daylight 1 bed suite, or as is for a 4th bedroom, large family/games room & full bath. Walk out & enjoy your backyard summer days in the In ground salt water swimming pool surrounded by stamped concrete decking for low maintenance, full fenced for privacy & further entertaining. RV/boat parking & low maintenance front yard add to exceptional value in this home. Don't miss this opportunity!!!**

Information Deemed Reliable But Cannot Be Guaranteed.