

Residential Client Full

#B 2403 35 Avenue, Vernon, V1T 2S3

MLS® #: **10195112**
 Zone: **North Okanagan**

Status: **Active**
 Sub Area: **EH - East Hill**

PID: **027-528-308**

Price: **\$629,000**
 ADOM: **0**

New Listing!



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Duplex (Half)**
 Style/Story: **3ST**

Year Built: **2008**
 Yr Blt Dsc: **Approximate**
 Shop/Den: **-/Yes**

Layout

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

Finished Floor Area

Main: **1068**
 Above Main: **950**
 Below Main:
 Basement: **766**
 Total: **2784**

Lot Information

Frontage: **27**
 Depth: **140**
 Irregular: **No**
 Acres: **0.08**
 Wtr Frnt:
 Wtr Infl:
 View: **View**

Parking

Prk Cov: **1** RV Park: **No**
 Prk Uncov: **1** Add Prk:
 Prk Spcs: Carport:
 Grg Opt: **Single**
 Grg Dsc: **Attached**

Features

Rentals: Yes	B&B: No	Pets: Yes
Fireplace: 1, Gas, Conventional	Bsmt: Full/Separate Entrance, Walkout/ Fully Finished	
Construct: Concrete Block	Roof: Torch on Roof	
Foundation: Concrete	Suites Dsc:	
Exterior Fin: Hardie Board	Heat/Cool: Central Air, Forced Air, Geothermal, In-Floor (Electric)	
Water: Municipal	Fuel: Geothermal, Natural Gas, Solar	
Fencing:	Outside Area:	
Pool Type:	Sewage: Sewer	
Equip/Apl: Dishwasher, Dryer, Microwave Oven, Oven Built-In, Refrigerator, Stove - Electric, Washer, Window Coverings		
Flooring: Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood		
Structures: Deck, Sun Deck, Wood terrace		
Exterior Feat: Enclosed Balcony, Fenced Yard, Garden, Private Yard, Two Balconies, Underground Sprinkler		
Interior Feat: Island, Skylights, Smoke Detector(s), Vacuum Built-In		
Site Infl: Central Location, Easy Access, Family Oriented, Flat Site, High Speed Internet, Landscaped, Level, Park Nearby, Public Transit Nearby, Quiet Area, Recreation Nearby, Schools Nearby, Shopping Nearby		

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	14'3X15'9	Kitchen	L1	12'6X15'	Dining Room	L1	8'9X15'
Den / Office	L1	13'10X14'5	Bathroom - Full	L1	8'4X5'5	Porch	L1	7'3X21'10
Deck	L1	12'10X16'	Master Bedroom	L2	12'7X13'8	Bedroom	L2	10'6X13'3
Bedroom	L2	10'6X13'3	Ensuite - Full	L2	6'5X10'7	Bathroom - Full	L2	8'6X9'2
Laundry	L2	4'7X5'5	Deck	L2	8'10X9'8	Family Room	B	15'3X20'8
Media Room	B	12'8X14'4	Bathroom - Full	B	6'7X6'9	Garage	B	12'6X22'

Openhouses

Type **PUBLIC** Date **11/23/2019** Time **1:30PM - 3:00PM**

Description

Hosted by Robert Moorhouse

Finance/Tax

Native Res: No	LR Owner: No	Taxes: \$3,349.00	Tax Yr: 2019
Title Held: Freehold	Terms Sale:	Court Sale: No	
Trades:			
Legal Dsc: LOT A, SECTION 3, TOWNSHIP 8, ODYD, PLAN KAP86698			

Remarks

Dtl Loc: **27th St to East on 35th Ave**
 Pub Rmks: **Desirable East Hill Location and Award Winning, LEED Certified Green Home Welcome to 2403 35th St.. This sustainable half-duplex features geothermal heating and energy saving solar panels. Spacious Main Floor with Open Concept Great Room perfect for entertaining friends and family with your Executive Kitchen featuring double-walled ovens, a 5-burner induction cooktop, panelled dishwasher and custom-built dining area. The second floor features a Master bedroom (with private balcony), ensuite bath, walk-in closet, two additional bedrooms, full bathroom and laundry. The basement is complete with recreation room, bathroom with steam shower, and an acoustically engineered home-theatre. All interior finishes were chosen for their renewability, durability and low VOC content. Bamboo floors, certified Green Label wool carpet, clay-based paint finishes, and casework made from FSC certified wood, help eliminate allergens.**

Information Deemed Reliable But Cannot Be Guaranteed.