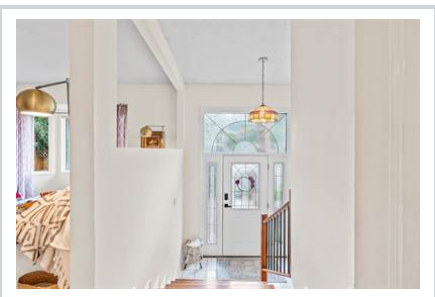


O'Keefe 3 Percent

\$629,000

1601 40 Ave, Vernon, V1T 7S5



• Type: **Residential** • Style: **Single Story** • Bedrooms: **3** • Bathrooms: **3** • Size: **2344 square feet**



Roderick O'Keefe (PREC)
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O'Keefe 3 Percent
3609 32 Street, Vernon, V1T 5N5

Property Summary

Type: **Residential**

Style: **Single Story**

Bedrooms: **3**

Bathrooms: **3**

Garage: **No**

Basement: **Yes**

Size: **2344 square feet**

Has Suite: **No**

Year Built: **1973 Approximate**

Development Level: **Built**

Description

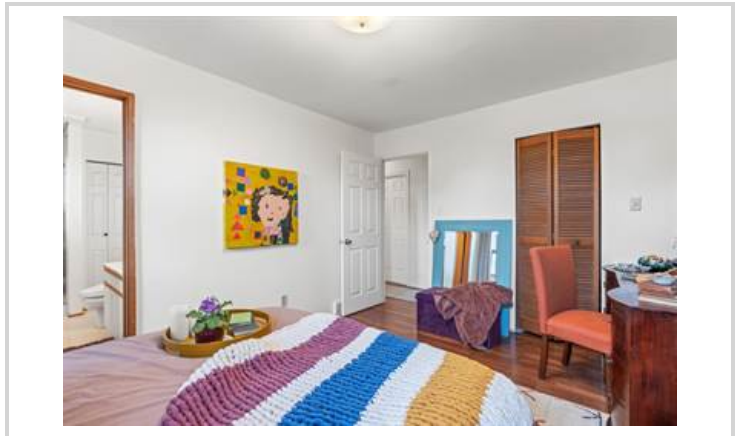
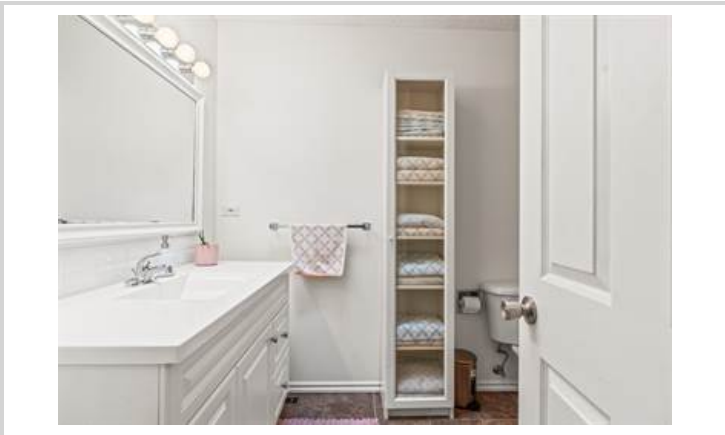
Immaculately kept 3-bed, 3-bath East Hill gem w/ suite potential is move-in ready. Living room w/ bay window & gas fireplace is cozy & inviting. Adjacent dining & open kitchen is so bright w/ skylight feature above central island & windows overlooking the yard. Ample storage & easy access to back deck & patio makes hosting family and friends & enjoying Okanagan sunsets & alfresco dining a delight. Many contemporary & stylish updates include renovated main level bath w/ spacious bedroom/playroom & primary suite w/ walk-in & ensuite rounding out the space. Lower level offers a roomy media/family room, 3rd generous sized bedroom & full bath along w/ expansive laundry/storage room featuring a separate entrance to the backyard. In addition to the fabulous design choices showcased in this home, the standout feature? A workshop with its own private entrance, perfect for DIY projects & ample tool storage & incredible rental income/suite potential for the savvy buyer. Easy care, fully fenced back yard w/shed/playhouse is perfect for young children & pets. Great front courtyard patio is perfect for micro-gardening and morning coffee. Plenty of parking for RV & toys. Enjoy the quiet mature tree lined neighbourhood & the convenience of proximity to parks, schools and local amenities! For more information on this terrific Vernon property please visit our website. Don't miss out! Book your private viewing today!



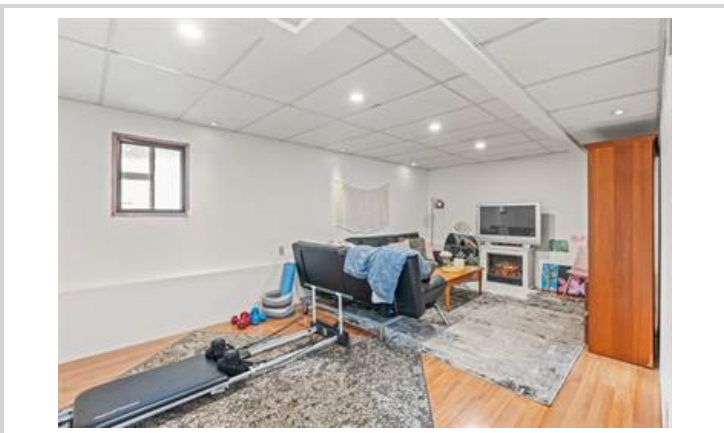
Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Square footage or lot dimensions are believed to be accurate (but not guaranteed) to within 5%. If important, buyer should verify with an up-to-date survey or inspection. Information contained within the description is also believed to be accurate, but certainly not comprehensive. Please contact us for verification and details.