

1805 32 Avenue, Vernon, BC



AND HISTORY REPEATS ITSELF!

The F.S.Reynolds estate home of 1910 has been rebuilt and restored and is ready for the next century! Still proudly boasting its Italianate Colonial Revival grandeur, this 2 ½ story home now includes everything your modern family wants and needs! Lofty ceilings, crown moldings, wainscoting, glass knobs, hot water radiators, fireplaces & hardwood floors compliment the new décor, fabulous new kitchen and new baths! Follow the grand staircase to the new master suite/dressing room and let the children find which of their 4 bedrooms includes the ‘secret room’! Wonderful open spaces plus elegant formal dining room and cozy reading corners! Teenagers can escape to the lower level with its impressive new media room and games area! Wine room and bar are for the adults! Since the 1990’s there has been a new addition and everything has been renewed: windows, mechanical systems, electrical, exterior siding! The beautifully landscaped, fenced .41 acre corner lot now includes a 16’x35’ pool and hot tub too! From this favorite East Hill neighborhood, your busy family can walk to school, parks and downtown.

Your purchase in the North Okanagan is Not subject to Speculation Tax!





Specifications

MLS® # 10200633	Neighborhood East Hill
Year Built 1910	Zoning R2
Lot Size .41 acres	Lot Frontage 120'
Lot Depth 150'	Home Size
Total Square Footage 5564 sq. ft.	Main Level 1839 sq. ft.
Upper Level 1856 sq. ft.	Lower Level 1473 sq. ft.
Additional Sq. Ft. Loft 396 sq.ft.	
Bedrooms 5	Bathrooms 3 Full, 2 Half
Taxes \$4,500 (2019)	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	



Features

THE PROPERTY

- Large level 120' x 150' corner property in a prime East Hill location!
- Just around the corner from Lakeview Park and short walking distance to both Silver Star Elementary and Vernon Secondary High Schools. Close to downtown and right on the bus route too!
- Very private with huge mature trees and refreshed landscaping with underground sprinklers and colorful gardens
- Fully fenced and private backyard with 'L' shaped pool, huge pool-side patio and sunken hot tub
- Sunken trampoline in the yard
- Large 35' x 16' pool with diving board. (Ionizer for minimal chlorine)
- Level parking for 4+ vehicles with access off the side street
- Additional driveway at the front entrance of the home

THE HOME

- Stunning and beautifully updated 2.5 story home with grand living and entertainment areas; quiet and privacy for everyone! 5 Large bedrooms with 3 full and 2 half baths!
- Vinyl siding and asphalt shingle roof
- Hot water radiators and some electric baseboard heat, in-floor heat in kitchen and master, 2 fireplaces (wood & gas)
- Central vacuum, skylights, glass door knobs, wainscoting, crown mouldings
- Hardwood, tile, carpet and laminate flooring
- Front veranda, two balconies on the upper level, huge pool-side patio, private court yard off the lower level with gas connection for fireplace

MAIN LEVEL

- Welcoming front veranda to the formal entry
- Stately pillars define the formal living room and features built-in display nooks, crown mouldings, wainscoting and big windows
- Double French doors in the living room open to the generous formal dining room also with crown mouldings, wainscoting and a pass through window
- Den/office with wood fireplace and lots of windows for natural light
- All new white kitchen presents quartz counters, plenty of cabinets including a pantry storage, soft close drawers, large island with lots of pullout drawers and cabinets plus eating bar and stainless steel appliances
- Casual entry next to the kitchen has a built-in bench seat and coat closet
- Family area with corner gas fireplace. Double French doors open to the pool-side patio and backyard
- Bath with tile shower off the family room for easy access from the pool
- Powder room

UPPER LEVEL

- Two stairways lead to the upper level. The main stairway takes you to the upper landing with access to all bedrooms
- The second stairway off the kitchen goes to the master suite. This king-size master bedroom features an ensuite with his & her sinks and shower, an expanded walk-in closet with dressing area and sliding glass doors to your private balcony
- Second and third spacious bedrooms each have a walk-in closet, numerous windows and share private access to the front balcony
- The fourth and fifth bedrooms are also generous in size
- Main bath with tub/shower combination
- Laundry area down the hallway



BONUS LEVEL

- Stairway from the hallway to the upper loft. This is a great play room/TV area for children
- Two opening skylights for fresh air

LOWER LEVEL

- This newly designed lower level has French doors opening to a private courtyard
- Tiered media room complete with screen and projector, built-in shelving and a trayed ceiling with mood lighting
- Nook with built-in cabinets, counter and beverage fridge
- Large open area set-up for your pool table, foosball, air hockey...etc
- Built-in wine storage with fridge
- Powder room
- Large storage room and workshop area
- There is an additional 360 sq.ft. of unfinished space in the basement



