2300 23 Avenue Vernon, BC

BEAUTIFUL HERITAGE STYLE HOME!

Welcome to the charming heritage neighborhood of Vernon’s EAST HILL. Stroll the garden paths and smell the roses on this rare .8 acre yard and take in the city and valley views! The windows and natural light in this classic home are amazing! Original hardwoods floors, leaded glass doors and accents, built-ins and coved ceilings now blend with carefully planned modern conveniences! Three very generous and unique bedrooms on the upper level, main-floor master, gracious dining and grand living room with fireplace. Well planned, new kitchen maintains the traditional theme and offers granite counters, gas range, 3-door fridge. Sliding glass doors open to the covered, beamed deck, the hot tub and the grounds beyond! Bonus lower level offers endless storage, workshop area and huge family/games rooms for your noisy teens! Excellent parking and very generous detached double garage with loft above. Gated walkway leads to very spacious and private one bedroom suite with awesome patio! One of a kind family estate within walking distance of schools and downtown! Speculation tax does not apply here in the North Okanagan!

E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

Specifications

MLS®# 10214481	Neighborhood Vernon
Year Built 1936	Zoning R2
Lot Size 0.8 acres	Lot Frontage 102
Lot Depth 330	Home Size
Total Square Footage 3726 sq. ft.	Main Level 1387 sq. ft.
Upper Level 1303 sq. ft.	Lower Level 1036 sq. ft.
Bedrooms 4	Bathrooms 3
Taxes $5,583.00 / 2020	
Services Services Available, Hydro, Natural Gas, Shaw Cable, Sewer, Municipal Water	

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Features

THE PROPERTY

One of the rare truly large lots on Vernon’s East Hill!

Walk-ways wind through the grounds and connect prolific flower beds, classic rose garden and lawn areas – all easy care with multi-zoned irrigation system.

Solid block walls defines the lower garden area with apricot tree, raised beds, garden storage and deer fencing! Charming playhouse

Fenced and gated

Level driveway with detailed finish provides ample parking for RV, tenants parking and guests

THE HOME

Built in 1936, this home has been beautifully improved to provide all the living space and conveniences for today’s busy family lifestyle. All the classic features have been carefully retained and enhanced!

Stucco exterior with liquid vinyl finish

Asphalt shingle roof

Forced air heating system and central air conditioning

Reverse Osmosis water treatment system

Security system

Generous rooms all flooded in natural light

Efficient vinyl clad windows to mirror the original look (2006)

Original red oak flooring with signature walnut inlay on the main level and original fir floor on the upper

Original leaded glass accents and hardware

Custom window covering through-out, Wood shutters by Designer Gallery and up-down blinds

Wonderful beamed deck with trek-deck flooring connects the home and gardens and is perfect place to relax or entertain

Hot tub with a view

Detached oversized garage with two automatic doors, man door and separate electrical panel. Check out the loft and use

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your imagination – studio? Teens hangout?

MAIN LEVEL

Classic welcoming front entry hall invites you to the front hall and large living room with gas fireplace, coved ceiling with plate rail, wonderful view and access to the deck.

Well -planned kitchen was added by Greystokes in 2007 and maintains the character of the home with ceiling high white cabinets, granite counters and travertine backsplash. Appliances include fridge with water & ice, gas range and 2 drawer dishwasher!

Dining area features the original built in china storage with leaded glass door. Sliding glass door extend living to the covered deck.

Master bedroom was relocated to this level and is drenched in light from walls of windows and features a new dressing room with built-in organization!

Renewed bathroom with pedestal sink, tiled shower and walls

Laundry room with extra deep sink and loads of storage.

Original garage, off the laundry room, now serves as super storage area for everything a busy family needs close at hand!

UPPER LEVEL

Up the wide staircase to the upper landing – a perfect corner to curl up with your favorite book!

Three very spacious and unique bedrooms, all filled with light and featuring up-down blinds. Lots of One bedroom comes with two-pce ensuite and mirrored closet (original master bedroom)

Lots of storage in the attic spaces and hidden cubbies!

Renewed bath with porcelain tile floor, tub-shower combination and traditional wainscoting.

LOWER LEVEL

A rare find in a vintage home – a full basement with full height ceilings! Built-in shelving provides storage for everything! Cold-room/pantry. Wine room.

Workshop area with separate access to the main level.

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Step down to the large and very unique family room with very high ceilings and cozy gas fireplace. Lots of room for TV, games and exercise areas! (The story is this room was lowered to create a dance floor in its past life)

SUITE

Follow the gated pathway along the far side of the detached garage to this very private, legal suite! Spacious, open and filled with light and with a private patio-oasis!

Full kitchen, dining area, generous bedroom, bathroom with tub/shower, storage and laundry room!

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