

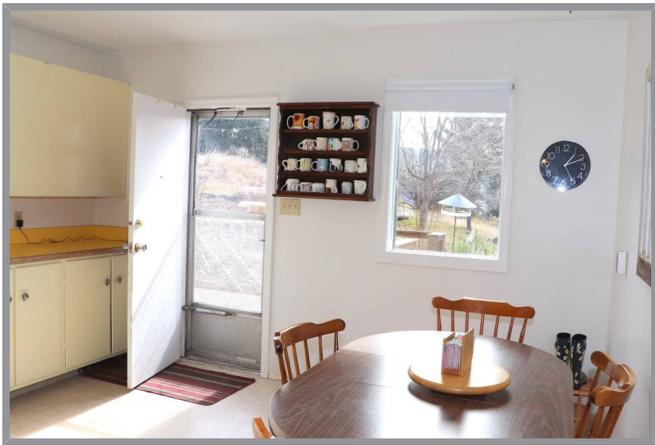
5303 Pleasant Valley Road, Vernon BC V1B 3L7



### A LITTLE PIECE OF COUNTRY

A little piece of the country at the City's edge! The same owner has enjoyed this 1.93-acre property for 46 years! Now it is your turn! Garden, enjoy the numerous mature fruit trees, bring all your toys, just spread out and enjoy the privacy and the wonderful sweeping views! Very solid, classic late 50's home w/4 bedrooms, 1 ½ bath, family and games rooms, gas heating, and a/c. The lower level has an outside entrance and a second laundry connection. Huge deck and a very private patio at the back. 23'10 x 23' detached workshop with overhead door and 220 wirings. Insulated and dry-walled! Zoned R1 out of the ALR. Just enjoy and wait for the City of Vernon to review annexation! Walk or bike to the mall. Convenient to the main road to Silver Star resort! Speculation Tax does not apply.





## Specifications

MLS® #  
10226881

Year Built  
1957 Approximate

Lot Size  
1.938 Acres acres

Lot Depth  
351

Total Square Footage  
2520 sq. ft.

Lower Level  
1078 sq. ft.

Bathrooms  
2

Services  
Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Septic, Municipal Water

School District  
SD22

Neighborhood  
Vernon

Zoning  
R1 - NORD

Lot Frontage  
240

Home Size

Main Level  
1442 sq. ft.

Bedrooms  
4

Taxes  
\$2,591/2020



## Features

### THE PROPERTY

- At the edge of the City of Vernon – 1.938 acres set above Pleasant Valley Road for wonderful, sweeping views over the City and surrounding hills!
- Walk or bike to shopping and services at Vernon’s north end. Just blocks from the road to Silver Star Mountain Resort and the most popular Butcher Boy’s grocery outlet!
- Bring your green thumb! Nice rock walls and gardens, raised garden beds, and loads of mature fruit trees! Lots of play area and parking! Bring your toys!
- Very private patio of paving stones!
- Several garden/storage shed
- Detached 23’10 x 23’ shop with concrete floors, 10 ft ceilings, overhead door with automatic opener, and 220 electrical. Insulated and drywalled.

Check with the City of Vernon on their future annexation plans and extension of the sewer to this

Neighborhood. Then relax, enjoy the space and privacy and views and wait for development to catch up!

### THE HOME

- Classic, solid, late 50’s style and enjoyed by the same owner for over 46 years!
- Asphalt shingle roof about 16 years old, stucco exterior with brick accents
- Natural gas forced air heating system with Amana furnace, central air
- Sweeping views over the City of Vernon and hills – even more awesome in the evenings!
- Huge deck at the front to enjoy the view plus deck off the kitchen!
- Attached garage plus covered carport parking

### MAIN LEVEL

- Spacious floor plan offers 3 bedrooms, full bath with and second half bath/laundry room.
- Country style kitchen that opens to the back barbeque deck, patio, and back yard
- Formal dining area and living room with a view that beats TV! The living room opens to the huge front deck

### LOWER LEVEL

- Separate entrance and hot and cold water for second laundry connection.
- Very spacious Family and Games rooms
- 4<sup>th</sup> bedroom/den
- Mechanical room and separate storage room



