

1804 35 Street, Vernon, BC



Welcome to 1804 35th Street! This quiet Mission Hill neighborhood is the perfect setting for this super comfortable, cute as a button, retirement home! One level convenience for your everyday comfort and a walk-out lower level for lingering family! Main level features hardwood floors and gas fireplace in the living room and opens wide to the deck and peaceful views towards Turtle Mountain. Spacious dining area with alcove for you buffet. Bright white kitchen with loads of cabinets & pantry space, tiled floors and backsplash and gas range! Tiled foyer leads to the generous laundry room with extra storage and room for work/sewing desk! Master bedroom offers his and hers closets, a great mountain view and ensuite with tub/shower. The lower level offers French doors from the cozy family room to the covered patio. Summer kitchen is perfect if family is staying longer! Two bright bedrooms and full bath with shower. Two large storage rooms! Natural gas heating, central air, built-in vacuum and security. This large corner lot is nicely landscaped with rock walls to define lawn and garden areas. Two garden/storage shed. Easy access, level driveway. Walking distance to shopping and the hospital. Transit available too!





Specifications

MLS® # 10270142	Neighborhood Mission Hill
Year Built 1958	Zoning R2
Lot Size 0.19 acres	Lot Frontage 103
Lot Depth 104	Home Size
Total Square Footage 2024 sq. ft.	Main Level 1072 sq. ft.
Lower Level 952 sq. ft.	Bedrooms 3
Bathrooms 2	Taxes 1427.86 (2022)
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



Features

THE HOME

Many improvements have kept this compact home modern and comfortable! The perfect plan for retirement with everything you need for everyday comfort on the main level. Use the bright walk-out lower level yourself or let lingering or returning family make themselves comfortable and independent.

- Vinyl exterior with brick accents, torch-on roof
- Natural gas, forced air heating system and central air
- Built-in Vacuum and security system
- Breezeway connects the carport to home and backyard.
- Hardwood and tiled floors through-out the main living areas
- Carpeting and vinyl flooring on the lower level.

MAIN LEVEL

- Tiled foyer with dual closets
- Bright white Kitchen with tiled floor, loads of cabinets and pantry space, tiled back splash, stainless appliances including gas range.
- Open to the kitchen, the Dining area offers an alcove for your buffet, a mountain view, and French door to the patio and backyard.
- Living room comes with vaulted ceiling, maple flooring and gas fireplace, sliding glass doors open to the deck and the pleasant views.
- Main bedroom offers his and hers closets, pleasing view and ensuite with tub/shower.
- Laundry room offers extra storage cabinets and closet and room for your office or sewing desk.

LOWER LEVEL

- Family room has French doors to the covered patio.
- Full bathroom with tub/shower
- Summer kitchen ready to make your lingering family independent!
- Two bright bedrooms with generous closets
- Two large storage/utility areas



