

2005 28th Crescent, Vernon, BC



Located in the Crescents – one of Vernon’s classic and most popular neighborhoods! Streets wrap around Coursier Park for a serene and quiet setting! And within walking distance you will find Lakeview Park with new outdoor children’s pool, elementary and secondary schools, convenience store and charming corner bistro! This level, corner lot on the park is beautifully landscaped, fenced, and irrigated and offers RV parking. Screened backyard patio for entertaining and lovely paver-stone front patios to watch the park activity. Charming, updated home with 3 bedrooms on the main floor! Kitchen with quartz counters, tiled back-splash, stainless 3-door fridge, gas range, bonus dining/desk bar and microwave – coffee station cabinet! Dining and living rooms are flooded in light from a wall of deep windows that frame the park view! The lower level offers a family room with wine room, laundry area with custom cabinets and bar sink. Great storage for crafts and games! Two generous bedrooms and bath with tiled shower! Heated garage with electric car charger! Original hardwoods on main, central air, 200 amp service! Meet the neighbors on a stroll around the park and you are home!





Specifications

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| MLS® # 10276785 | Neighborhood Vernon |
| Year Built 1955 - Substantially renovated in 2015 | Zoning R1 |
| Lot Size 0.14 acres | Lot Frontage 65' |
| Lot Depth 89' | Home Size |
| Total Square Footage 2140 sq. ft. | Main Level 1108 sq. ft. |
| Lower Level 1032 sq. ft. | Bedrooms 5 |
| Bathrooms 2 | Taxes \$3139.56 (2023) |
| Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water | |
| School District SD22 | |



Features

THE LOCATION

Vernon's EAST HILL is always a most preferred neighborhood for families of all ages and for empty nesters! For good reason! Located on the easterly slopes just above the City of Vernon, this is a pleasant blend of homes from every era- from the early 1900's heritage, through the decades to the sleek contemporary styles of 2020's. Lighted sidewalks, corner stores and eateries and parks are spotted throughout. Locals know, and new residents soon discover, the convenience of being just minutes from downtown and all services and having the schools and parks within walking distance. Transit is available too!

THE PROPERTY

Located in the most popular 'Crescents' where streets wrap around circular Coursier Park! Just a block from Lakeview park with new outdoor children's pool being completed for 2023! Short walk to elementary and

secondary schools!

Level, corner lot on the park! Paved driveway plus extra parking for RV on the side.

Fully fenced at sides and back with convenient access gates

Automatic underground and drip irrigation system

Large backyard patio with privacy screen – perfect for entertaining and barbeques

Welcoming paver stone patio at the front entrance – also the perfect place to watch park activity!

Two matching garden/storage shed.

THE HOME

This 1950's vintage home has retained its charm but now wears many wonderful improvements! Completely refurbished in 2015/2016 to provide bright open and totally functional living spaces on both levels! Garage addition & exterior refurbish in 2019.

- Original wood and stucco exterior painted to compliment new sections of Hardi board
- Asphalt shingle roof
- Natural gas forced air heating
- A/C unit
- Hot water on demand
- Upgraded 200 AMP service
- Original hardwood on main floor refurbished. Laminate through the lower level
- Single garage, fully finished and heated with separate thermostat. French door to the back yard.
- Electric car charger in garage

MAIN LEVEL

Bright white kitchen with quartz counters, tiled backsplash and farm-style sink. Soft close cabinets, dining counter. stainless



3 door fridge with water/ice, gas range and dishwasher. Hidden Microwave and coffee bar cabinet.

Open Living/dining room is flooded in light from walls of extra deep windows that frame the greenery of the park. Brick faced fireplace with gas insert.

Bathroom with tub & shower and quartz vanity

Three bedrooms overlooking the backyard.

LOWER LEVEL

Family room with wine bar! – Lots of room for sitting areas and games!

Laundry area with lots of soft-close cabinets with quartz counter. Perfect storage of crafts and games too! Stacking washer and dryer.

Two bedrooms – one currently serving as the gym!

Bathroom with tiled walk-in shower

Mechanical room with great storage space





