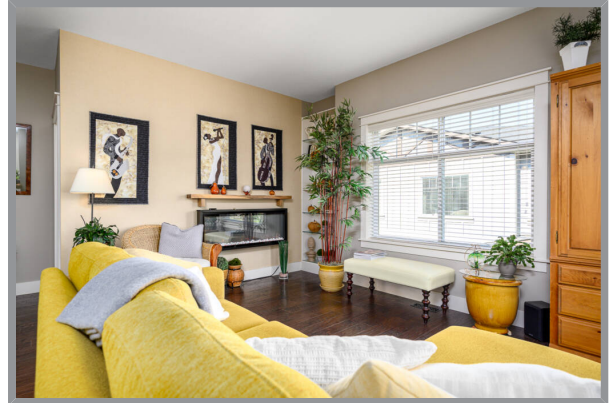
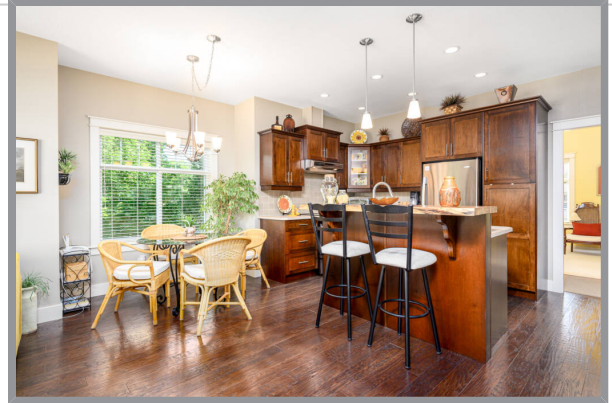


#101 - 3606 25th Ave, Vernon, BC

**EXECUTIVE TOWNHOME!**

Impeccably maintained & tastefully decorated! Two bedrooms, office, flex room and 2.5 baths - ready for you to move right in! Conveniently located within walking distance to downtown. Transit at your doorstep or simply walk to everything! Life here at CORNERSTONE is uncomplicated with only 9 townhomes and low fees! The first thing you'll notice when you walk into this light filled home is the 9ft ceilings, top-end custom finishes and attention to detail. Hardwood floors in the main living space & media room, ceramic tile in entry and bathrooms and plush carpet in bedrooms and office. The kitchen has all stainless appliances, island with breakfast bar and tons of cupboard space. The primary bedroom has a large walk-in closet, and tranquil ensuite bathroom with glass shower. Second bedroom and full bath. Downstairs there is an office, large laundry room, half bath as well as a generous sized media/flex room with private patio. Lots of storage throughout the home as well as a single car garage. No age restrictions and your pet is welcome. Walking/biking paths take you all the way to Kin Beach, Soccer & pickle ball facilities!





Specifications

MLS® #
10305842

Year Built
2010

Home Size

Total Square Footage
1643 sq. ft.

Upper Level
1055 sq. ft.

Bathrooms
2.5

Strata Fees
\$200.00

Services
Hydro, Telecommunications, Sewer, Municipal Water

School District
SD22

Neighborhood
Vernon

Zoning
RM2

Main Level
588 sq. ft.

Bedrooms
2

Taxes
\$1,323.92 (2023)

Strata Inclusions
Contingency Reserve, road maintenance, snow removal,
landscaping, insurance for strata



Features

THE LOCATION

- Convenience is the word! Just a few block from the downtown core with transit available right out your door.
- Biking/walking path that runs all the way out to Kin Beach or to the soccer & pickleball facilities!

THE COMPLEX

Welcome to Cornerstone Townhomes. The complex is designed for those who crave a low maintenance lifestyle with walk-to all services convenience!

- 9 units makes this a quiet and private complex
- Enclosed single garages for each home plus visitor parking at the rear of the complex
- Hardie board exteriors with stone accents
- Custom brick road and walk ways

THE HOME

- Move in ready!
- End unit, adjacent to common space with mature landscaping & lovely shade tree!
- Enclosed garage with automatic opener and extra storage space
- Private patio off of media room/flex space
- Heat pump for heating and air conditioning - with Pure Air purification system
- New hot water tank in 2021
- Water softener
- Custom blinds and window coverings

ENTRY LEVEL

- Large, tiled foyer with upgraded storm door on front entry door
- Large powder room with custom wood vanity
- Generous laundry room with upgraded stainless-steel sink and counter top for folding convenience
- Office with two large windows
- Media room/flex space with hardwood and glass doors to private pebbled patio
- Phantom screen door on patio slider door
- Custom brushed nickel and wood railing on staircase
- Hardwood finished staircase

MAIN LEVEL

- Hardwood through main living area - kitchen, dining and sitting area
- Kitchen with wood cabinets, stainless steel appliances, island with live edge bar top and plenty of storage
- Dining area right off the kitchen with large window
- Family room/sitting area with tons of natural light & contemporary electric fireplace with remote
- Second bedroom
- Main bathroom with tile floors, bath/shower, wood cabinets with full linen closet and custom finishes
- Bright & generous primary bedroom with walk-in closet and beautiful ensuite with tiled & glass walk in shower and custom quartz vanity with double sinks



