

2100 40th Street, Vernon, BC



Mission Hill Family Home with 2 bed suite!

ESTATE SALE - Welcome to this unique 5-bedroom corner lot home, featuring an octagon-shaped design centered around a charming round, stone gas fireplace and cedar tongue and groove ceiling! The main floor offers 3 bedrooms, while a separate 2-bedroom suite provides additional living space or rental potential. Each floor has its own laundry facilities for convenience. The main floor kitchen has stainless steel appliances, quartz countertops and access off the dining room to the wrap around deck! The sunken living room has large windows and hardwood floors. The property boasts a large, fenced, and tiered backyard, perfect for outdoor activities, and ample covered parking space in the detached carport. Located within walking distance to Mission Hill Park, this home is a fantastic investment opportunity with its distinctive architecture and prime location.





Specifications

MLS® #
10321292

Year Built
1976

Lot Size
.21 acres

Lot Depth
122'

Main Level
1405 sq. ft.

Bedrooms
5

Taxes
\$3,930.56 - 2024

Services
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

School District
SD22

Neighborhood
Mission Hill

Zoning
MUS

Lot Frontage
68'

Home Size

Total Square Footage
2663 sq. ft.

Lower Level
1258 sq. ft.

Bathrooms
3



Features

THE PROPERTY

- Large corner lot on Mission Hill.
- Side access to back yard. Fenced backyard is sloped and tiered with 3 separate level + garden shed
- Double driveway with carport - Shed behind carport
- Vinyl siding, asphalt shingle roof
- Walking distance to Mission Hill park

THE HOME

- 3 beds & 2 baths on main level with a 2 bed self container suite on the lower level
- Main Entrance with double doors
- Main foyer is shared, with storage closets and access doors for both the upper and lower levels.
- Wrap around deck off main living area

MAIN LEVEL

- Curved wood staircase leads up to Main floor living room
- Octagon shaped & open concept centered around round gas fireplace with stone facing all around.
- Large windows surround living/dining room with tongue and groove cedar ceiling
- Formal dining area with patio door to wrap around deck
- Kitchen with tiled floor, quartz countertops and stainless steel appliances and door to wrap around deck
- Large main bathroom with dual sinks, walk in shower and stackable washer & dryer
- Primary bedroom with 3 pce ensuite & step in closet.
- 2 additional bedrooms on the main, both with double door closets.

LOWER LEVEL

- 2 bedroom self-contained suite with own laundry and access to front yard with patio

