

3000 22nd Street, Vernon BC



Exceptional family home with guest suite PLUS Carriage home

This beautiful property sits in one of the favourite neighbourhoods of Vernon's East Hill and offers many lifestyle options! The classic two-story design provides a great division of living and sleeping space. The lower offers a 4th bedroom and full bath and a family room with rough in for kitchen or wet bar. A separate entrance transforms this level into a private guest suite which produces great Airbnb revenue!. PLUS the detached, heated double garage has a self-contained one-bedroom suite above. Great for revenue or caretaker if you are ready to travel! Compact yard is landscaped and irrigated and amazingly private! The covered deck with heaters and screens transforms to a great summer room and connects to the patio with fiberglass 'dipping pool'. Level parking for 5! Custom built for the current owners, this home features hardwood and tile floors in the main areas and quiet carpeting in the sleeping rooms. Chef ready kitchen with floor to ceiling lighted cabinets, granite counters, pantry, island with apron sink, gas range, dual dishwashers and dual ovens! Living area flows seamlessly to the deck and backyard and the dining area offers an elegant vibe with floor to ceiling windows. Office, laundry and powder room on the main. Primary with ensuite and two lovely bedrooms and bath on the upper level. Extra insulation/sound proofing between the main and lower level, Gas heating, central air. Beautifully maintained and ready to enjoy! Just blocks from downtown, schools and parks! Transit close by!





Specifications

MLS® #
10391820

Year Built
2016

Lot Size
.14 acres

Lot Depth
72

Main Level
1082 sq. ft.

Lower Level
970 sq. ft.

Additional Sq. Ft.
473

Bedrooms
4

Taxes
2508.95 for 2026

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

School District
#22

Neighborhood
Vernon

Zoning
MUS

Lot Frontage
84

Home Size

Total Square Footage
3106 sq. ft.

Upper Level
1054 sq. ft.

Bathrooms
4



Features

THE PROPERTY

- Located at the top of Vernon's East Hill in a favourite, quiet, well-established neighbourhood. Just blocks from downtown, schools, and parks!
- 85' X 72' compact corner lot that has been strategically laid-out to fit the home, double garage/carriage house, and dipping pool, without feeling cramped!
- Fully fenced and landscaped for easy care and serviced with underground irrigation
- POOL: Perfect for dipping and floating! Formed fibreglass, salt-water system, gas heated!
- Level parking for 5

THE HOME

- Custom built for the owners in 2016, this classic 2 story offers a super division of living space and seamless connection to the very private covered deck with
- twin overhead heaters, ceiling fan and pull-down screens to create an intimate summer room. Just few steps to the patio and pool!
- Hardi-board exterior and asphalt shingle roof,
- High efficiency natural gas furnace with separate zones for each level
- Central air
- Hardwood and tile throughout main living areas and quiet carpeting in the bedrooms
- High ceilings, loads of windows, custom window coverings
- Extra insulation/soundproofing between main floor and guest suite - family room below
- Double garage enjoys the forced air heating and offers two extra high overhead doors.
- *Owners are registered with Airbnb- great revenue!

MAIN LEVEL

- Classic Porch entry at the front and casual entrance from the driveway to laundry room
- Smashing white kitchen with glass front, lighted cabinets, granite counters, and tiled backsplash. Chef ready with two dishwashers, country style apron sink, walk-in pantry behind barn door, gas range, and dual ovens
- Living room has extra-large sliding doors that open directly to the covered deck.
- Dining room with wall of 'to the ceiling windows' and a classic, elegant finish. Bonus - the living and dining rooms can be switched to suite your living preference!
- Guest bath
- Small office/computer room overlooking the yard

UPPER LEVEL

- Two lovely bedrooms, and bath with tub shower and dual raised sinks
- Primary suite features spacious walk-in closet and small balcony! The ensuite has a step-in tiled shower and water closet room.

LOWER LEVEL - GUEST SUITE

- Extra insulation/soundproofing between floors.
- Private entrance from backyard makes this a very private guest suite and is currently a very desirable Airbnb accommodation with good revenue! When not occupied it is easily enjoyed as part of the main



home.

- Family room has rough in for kitchenette
- Nice bedroom and bath with tub/shower.
- Mechanical room behind the family room
- *Owners are registered with Airbnb

CARRIAGE HOME SUITE

- Located above the double garage - with covered stairway to the entrance.
- Bedroom and bath with tub/shower. Full size stacking washer/dryer tucked in a closet
- Kitchen with full size range and fridge and compact dishwasher.
- Living/Dining area
- Electric heat with split unit-heat pump for a/c in the bedroom
- Long time tenants have assisted with property while owners travelled.



