



Kyle Goulet
250-308-4429



KYLE GOULET
MARTY GILBERT
— REAL ESTATE AGENTS —
RE/MAX

Marty Gilbert*
250-503-7663

*Personal Real Estate Corporation



1603 39 Ave,
Vernon BC

\$509,900

MLS #10154549

RE/MAX[®]

Property features

4 Beds

3 Baths

2105 Square Feet

.15 acre

Year Built 1981

Pool and hot tub

Features

- Open concept main floor
- High end appliances including a wallmounted oven, gas range cooktop, and a stainless steel fridge
- Backyard made for entertaining with trees, concrete patio, pool and hottub
- Fabulous East Hill location in the heart of Vernon, close to schools and amenities



Beautiful East Hill 4-bedroom, open concept home with an amazing pool and hot tub. The main level of this home features a gorgeous kitchen complete with wood espresso cabinetry, high end appliances, a granite island breakfast bar and more. Enjoy a cozy modern style gas fireplace in the living room which is adjacent to the dining area, which can be separated for added privacy from the family room by glass doors.

On the family friendly upper level are all 4 of the bedrooms, with an exceptional master bedroom overlooking the backyard and pool area. The back yard is built to entertain, with the (20'x15') covered stamped concrete patio, perfect for evening dinners, and large mature trees for privacy. Play in the pool, which comes complete with a new pump (2017), or relax in the hot tub, all within your resort like fenced back yard. The front yard, which is fully irrigated, has been recently fenced and is a fantastic grassed area for the kids to play.

This home is close to schools, multiple parks, the peanut pool and walking distance to Vernon's vibrant downtown shopping area.







East Hill

The quiet community of East Hill is one of the oldest neighbourhoods in Vernon and is centrally located to many of the city's amenities. This a very sought-after area that, because of its age, has many mature trees and larger lot sizes. Real estate in the East Hill includes older character homes built in the post World War II era, a mix of mid century, 60s and 70s homes and newer builds. Real estate in the East Hill is made up of single family homes and town homes, some of which border the acreages located in the lovely BX area and others have city and/or valley views.

Tucked away in this area are a bounty of trees mature, family friendly parks and even a music school. What makes the East Hill such a great place to live is the ability to walk to the shops or restaurants in Vernon's historic downtown, and to the neighbourhood schools and parks. The Lakeview Park is a favourite of Vernon residents as not only does it offer ball fields and a playground, but it also is home to the Peanut Pool which is a popular place in the summer for little ones wanting to cool off.

Vernon Secondary School, Hillview Elementary School and Silver Star Elementary School are the catchment schools for the East Hill area and Okanagan College provides post secondary education for Vernon. The Vernon Transit System services the East Hill area and provides accessibility to the rest of Vernon and surrounding areas.



North Okanagan Map



0 0 0 0 Miles

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1: 1,002



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Distance to Hillview Elementary School
4 minutes and 2.7 km by car

Distance to Vernon Secondary School
3 minutes or 1.6 km by car

Distance to food, shopping, groceries
6 minutes or 2.7 km by car

Distance to bus stop
1 minute walk

Distance to Vernon Jubilee Hospital
8 minutes and 3.8 km by car



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In everything we do, we believe in challenging what it means to provide outstanding real estate service, we believe in doing things differently.

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We are committed to being great Realtors.

www.martygilbert.com

marty@martygilbert.com

www.goulethomes.com

kyle@goulethomes.com