



3003 15 ST, VERNON BC
MLS 10228680



MARTYGILBERT.COM



FEATURES

- Year built: 1961
- 2,190 square feet
- 3 bedrooms
- 2 bathrooms
- Flat, fenced yard
- .21 acres
- 12' x 34' workshop/
carport



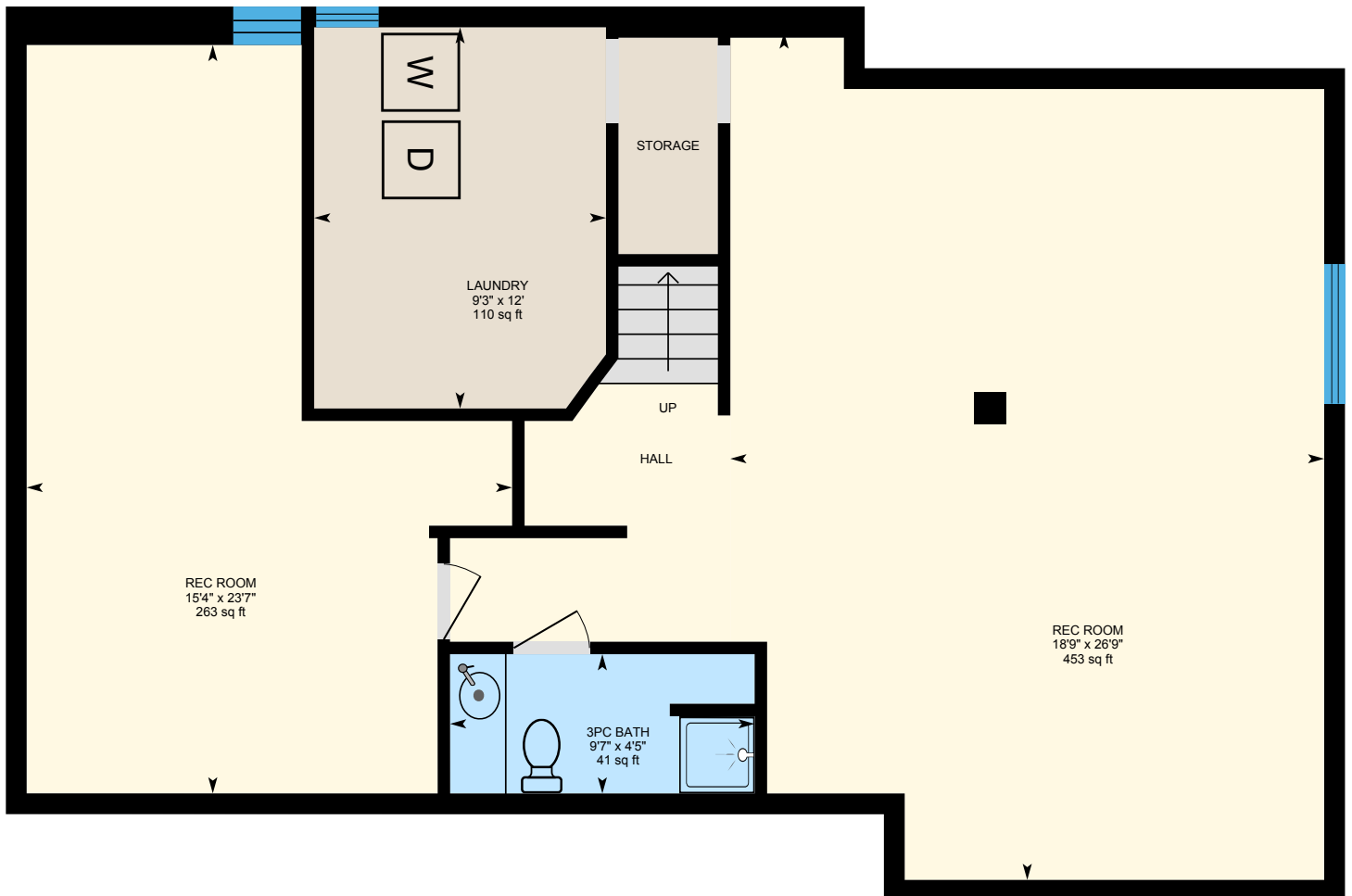
WELCOME TO 3003 15 ST

Can't beat the location of this 3 bedroom, 2 bathroom East Hill bungalow that's got as much to offer outside as it does in. All three bedrooms and one bathroom are located on the main floor of the home that has been recently painted. The living room features an eye-catching original brick fireplace and trendy wood paneled walls. Built in seating in the breakfast nook and a good-sized kitchen with views overlooking this charming home's backyard.

The covered back deck opens to the flat, fenced yard, a great space for kids and pets, and even comes with garden boxes ready for a summer garden. The partially finished basement is full of opportunities to be customized by its new owners. Laundry room on this level, a 3-piece bathroom and two massive rec room spaces that have endless possibilities.

The 12x34 ft drive through shop offers workspace, covered parking and loads of storage space and access to the alley behind the home. Located close to both elementary and high schools, parks and shopping this home is a great choice for anyone wanting a great home with tons of potential.





BASEMENT

REC ROOMS
1 BATHROOM
LAUNDRY
970 SQ FT



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.





DISTANCES

School 4 minute walk

Hospital 6 minute drive

Kelowna Airport 30 minute drive

Shopping 5 minute drive

Kal Lake 7 minute drive



OUR GUARANTEE

We believe in providing outstanding real estate service.

Right from the start, we put our clients and their properties first.

We are committed to real estate excellence.



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