

1805 39 Avenue
Vernon, BC V1Y 6C2

CENTURY 21
Assurance Realty Ltd.

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MLS# 10369891



\$764,800

3 Bedrooms | 2 Bathrooms | 2,453 Sqft

VACANT!! Everything you need, right here! This lovely 2 plus 1 bdrm. home is centrally located on the quiet end of 39th Ave. Bring your ideas and enjoy. Large yard, ample sundeck for those great summer evenings. Hardwood and mixed flooring throughout. Tons of extra parking, separate insulated & wired shop w/ A/C and Heat. A (not legal) suite down with its own entrance to supplement that mortgage. Seperate laundry up & down. Updated sewer line to the home. Updated main floor appliances , Updated HWT & Furnace in 2022. U/G Irrigation, Updated roof. This property sits within the potential improvement envelope for subdivision, land assembly and multi family development. To allow for a range of small-scale housing development up to 3 Storeys in Height, including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses on Lots under 4,050 m2 (1 ac). This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area. (Bylaw 6012) City of Vernon. All information and measurements deemed approximate only and should be verified by the Buyer(s) and agent(s). For out-of-town agents, the Buyer s Agent must attend all showings, including open houses. If the Buyer attends without their Buyer s Agent, or an



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