

Residential Full

3300 20 Street, Vernon, V1T 4C7

MLS® #: 10141779
Zone: North Okanagan

Status: Preactive
Sub Area: EH - East Hill

PID: [010-847-537](#)

Price: \$524,900
Orig Price:
DOM:



General Information

Prop Type: Single Family Residential
Type Dwell: Single Family
Style/Story: Rancher w/Bsmnt

Year Built: 1954
Yr Bit Dsc: Approximate
Shop/Den: -/No

Layout

Beds: 3
Full Baths: 2
Half Baths: 0
En Suite: No Ens. Baths
Ttl Baths: 2

Finished Floor Area

Main: 1366
Above Main:
Below Main:
Basement: 852
Total: 2218

Lot Information

Frontage: 75
Depth: 100
Irregular: Yes
Acres: 0.17
Wtr Frnt:
Wtr Infl:
View:

Parking

Prk Cov: 1
Prk Uncov: 2
Prk Spcs:
Grg Opt:
Grg Dsc:

RV Park:
Add Prk:
Carport: Single

Listing Information

List Date: 09/11/2017
Exp Date:
Permit Pub: Yes
X List F#:
TC Length:
World Property:

Hold Date:
Act Date:
P MLS.CA: Yes
X List C#:

Cncl Type:
Cncl Date:
Incl MLS.CA: Yes
Link List#:

Last Mod: 09/11/2017
Sbj Rmv:
Incl Addrs: Yes
Intr MLS#:

Features

Wood Stove:
Rentals: Not Applicable
Fireplace: 1, Gas, Conventional
Construct: Frame - Wood
Foundation: Concrete
Exterior Fin: Stucco, Wood Siding
Water: Municipal
Pool Type:
Equip/Appl: Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer, Window Coverings
Flooring: Hardwood, Other (See Remarks), Tile
Structures: Shed
Exterior Feat: Garden, Underground Sprinkler
Interior Feat: Drywall, Island, Jetted Tub, Vacuum Built-In

ByLaws Avl:
Handicap Eq: No
B&B: No
Bsmt: Full/Walk Up/Fully Finished
Roof: Asphalt/Fibreglass Shingles
Suites Dsc:
Heat/Cool: Central Air, Forced Air
Fuel: Natural Gas
Sewage: Sewer
Gated:
Pets: N/A

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	26'4"X14'10"	Kitchen	L1	12'6"X15'3"	Dining Room	L1	8'9"X10'2"
Bedroom	L1	13'3"X11'2"	Master Bedroom	L1	13'3"X13'5"	Bathroom - Full	L1	9'7"X7'
Family Room	L2	13'5"X13'5"	Bedroom	L2	12'4"X13'	Bathroom - Full	L2	13'8"X5'11"
Utility	L2	11'9"X13'						

Title

Title Held: Freehold
Assign Cont: No
Trades (Y/N): Trades Desc:

Terms Sale: Poss:
Court Sale: No
Cont Dsc:
Title Form: Conventional

Fract Int:

Legal/Tax

Native Res: No
LR Owner: Yes
Sell Discse:
Re-Zone:
Zone Typ:
Non-Fin Enc:
Seller Nm: Matt & Erika Bower
Legal Dsc: Lot 7, Section 35, Twshp 9, ODYD Plan 3457

Survey: No
Spc Imprv:
Fin Stmnts:
Zone Code: R2

Levies: No Levies
Imprv:
Occupied By: Seller
Lnd Asmnt:
Zone STyp:

Stat Tax:
Taxes: \$2,732.00
Tax Yr: 2017
Ttl Asmnt:

Phone:

Office Information

List Brk: [RE/MAX Vernon](#)
List Rep: [Kari Wilton](#)
Comm: 3% on 1st \$100,000 & 1.5% on balance

Phone: 250-549-4161
Phone: 250-503-8727

Remarks

Dtl Loc: Off of 32nd Ave, turn north onto 20th street, house 4th on the left.
Pub Rmks: One of the best location in East Hill! Quiet street within walking distance to downtown, SS Elementary and VSS. This cozy 3 bed, 2 bath bungalow is perfect for the young family or the empty nesters. The living room is grand with it's beautiful original hardwood floors and stone fireplace as its centre piece. Large windows look out into the very well maintained yard with lots of room for the green thumb to showcase their talents. Maple kitchen cupboards with an island and stainless appliances is a great entertainment area with a very open feel to the living area. Extra storage for pantry items too. Two large bdrms up with 1 down plus a family room is a perfect hang out. The large utility space serves as a workshop area and laundry. This home is neat, tidy and move in ready. The backyard is your quiet space with perennial gardens and easy to maintain greenery. You won't want to miss this Easthill Gem! Sellers can accommodate quick possession date.

Rep Rmks: Measurement are deemed to be accurate but should be verified by the Buyer if important. Realtor owned home please, Disclosure in the Supplements, please have signed. Buyer has asked any offers be presented on Sunday 17th, at 7 pm.

Int Rmks: One of the best location in East Hill! Quiet street within walking distance to downtown, SS Elementary and VSS. This cozy 3 bed, 2 bath bungalow is perfect for the young family or the empty nesters. The living room is grand with it's beautiful original hardwood floors and stone fireplace as its centre piece. Large windows look out into the very well maintained yard with lots of room for the green thumb to showcase their talents. Maple kitchen cupboards with an island and stainless appliances is a great entertainment area with a very open feel to the living area. Extra storage for pantry items too. Two large bdrms up with 1 down plus a family room is a perfect hang out. The large utility space serves as a workshop area and laundry. This home is neat, tidy and move in ready. The backyard is your quiet space with perennial gardens and easy to maintain greenery. You won't want to miss this Easthill Gem! Sellers can accommodate quick possession date.

A Shw Inst: LB, Easy to Show.

[For critical issues please contact dataintegrity@omreb.com](mailto:dataintegrity@omreb.com)

Information Deemed Reliable But Cannot Be Guaranteed.