

# \$1,085,000 - 2302 23 Avenue, Vernon

MLS® #10358949

**\$1,085,000**

5 Bedroom, 3.00 Bathroom, 3,540 sqft

Single Family on 0.44 Acres

East Hill, Vernon, British Columbia

Experience timeless elegance in this iconic 1938, 5-bdrm residence, set on a picturesque 0.44-acre lot along one of East Hill's most sought-after streets. Thoughtfully renovated to blend modern comfort with preserved historic charm, this home is a rare find. Originally built for Vernon's first dentist, it stands as one of the region's earliest examples of International/Modern architecture. Original hardwood floors, glass door knobs, and period details remain throughout, adding to its character. Through French doors, the inviting living room boasts 9-ft ceilings and built-in cabinetry with original leaded glass. The updated kitchen is a chef's delight, featuring granite countertops, sleek cabinetry, a large island, and a built-in pantry, with direct access to a spacious covered deck—ideal for entertaining or soaking in the valley views. The main floor also includes a formal dining room, sunroom, stylish powder room, and a versatile office with a Murphy bed and walk-in closet. Upstairs, 3 generous bdrms and a large landing share a charming 3-piece bath with a soaker tub. The lower level offers a 2-bdrm in-law suite with a private entrance and fenced yard—perfect for extended family or rental opportunities. Additional features include newer windows, updated electrical, and a beautifully landscaped, fully fenced yard with peach, cherry, apricot, and apple trees. All this within walking distance to downtown, schools, and parks—an ideal family home with rich history and heart. (id:6289)



Built in 1938

## Essential Information

Listing #	10358949
Price	\$1,085,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	3,540
Acres	0.44
Year Built	1938
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	2302 23 Avenue
Subdivision	East Hill
City	Vernon
Province	British Columbia
Postal Code	V1T1J7

## Amenities

Features	Central island
Parking Spaces	4
Parking	Additional Parking
View	Mountain view, View (panoramic)

## Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Range - Gas, Microwave, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric,Gas
# of Stories	2

## Exterior

Exterior	Stucco
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Roof                      Tar & gravel

### **Additional Information**

Zoning                      Unknown

### **Listing Details**

Listing Office              Coldwell Banker Executives Realty



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