



Don Defeo
 Realtor - Remax Vernon
 Defeo & Associates

Office: 250 260.4711
 Cell: 250 558 8762
 Fax: 250 260 4712
 don@vernonrealestate.com
 www.vernonrealestate.com

Don Defeo

Client 1 Page

Page 1 of 1

2004 30Th Avenue Vernon V1T 2A5

MLS® #: 10007272

Division: North Okanagan

Status: Active

Sub-Area: EH - East Hill

PID: 010-618-236

Price: \$399,900

ADOM: 29



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Rancher w/ Bsmt**
 Year Built: **1950**
 Yr Blt Dsc: **Approximate**
 Grg Opt: **Single**
 Grg Dsc: **Attached**
 Carport:
 Shop: **Yes**

Layout

Beds: **5**
 Full Baths: **2**
 Half Baths: **0**
 En Suite: **None**
 Ttl Baths: **2**

Finished Floor Area

Main: **1196**
 Above Main:
 Below Main:
 Basement: **801**
 Total: **1997**

Lot Information

Frontage: **80.00**
 Depth: **141.00**
 Irregular: **No**
 Acres: **0.26**
 Wtr Infl:
 View:

Parking

Prk Cov: **1**
 Prk Uncov: **3**
 Add Prk: **Yes**
 RV Park:

Features

Rentals: **Yes**
 Water: **Municipal**
 Fireplace: **1,Gas**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Stucco, Wood Siding**
 Pool Type: **Inground Pool**
 Equip/Appl: **Dishwasher**
 Flooring: **Carpeting/Wall-to-Wall, Laminat, Tile**
 Exterior Feat: **Fenced Yard, Hot Tub, One Balcony**
 Site Infl: **Central Location, Family Oriented, Flat Site, Park Nearby, Quiet Area, Schools Nearby**

B&B: **No**
 Fuel: **Natural Gas**
 Bsmt: **Full/Partially Finished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Forced Air**
 Pool Feat:
 Pets: **Yes**
 Sewage: **Sewer**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	13'4X18	Dining Room	L1	9'4X7'11	Kitchen	L1	14'8X9'4
Master Bedroom	L1	11'8X10'7	Bedroom	L1	9'5X11'8	Bedroom	L1	9'4X11'8
Bedroom	B	14'2X8'9	Bedroom	B	9'8X11'5	Den / Office	B	11'5X11'6
Laundry	B	9'6X10	Workshop	B	15'8X14'6	Bathroom - Full	L1	4'6X11'8
Bathroom - Full	B	5X8'3	Other	B	22'10X14'6	Deck	L1	12X14
Foyer	L1	11'1X4'2						

Finance/Tax

Native Res: **No**
 Title Held: **Freehold**
 Trades: **Vernon townhouse/condo**
 Legal Dsc: **Lot 12, Block 7, Section 35, Twp 9, ODYD, Plan 4121**

LR Owner: **No**
 Terms Sale:
 Taxes: **\$2,045.00**
 Court Sale: **No**
 Tax Yr: **2009**

Remarks

Pub Rmks: **Best East Hill location available! Room for the family w/ huge .25 acre lot, stunning inground pool & 5 bed home. Some upgraded flooring, newer kitchen & new h20 tank. Fenced yard, alley access, lots of parking inc garage & a workshop.**