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4207 13 Street, Vernon, V1T 3V2

MLS® #: **10011807** Status: **Active** PID: **005-102-375** Price: **\$349,900**
 Zone: **North Okanagan** Sub-Area: **EH - East Hill** ADOM: **134**



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Bi-Level**
 Year Built: **1972**
 Yr Blt Dsc: **Approximate**
 Grq Opt:
 Grq Dsc:
 Carport: **Single**
 Shop:

Layout

Beds: **3** Main: **1188**
 Full Baths: **1** Above Main:
 Half Baths: **1** Below Main:
 En Suite: **2-PCE** Basement: **741**
 Ttl Baths: **2** Total: **1929**

Finished Floor Area

Lot Information

Frontage: **63.97** Prk Cov: **1**
 Depth: **97.99** Prk Uncov: **3**
 Irregular: **No** Add Prk:
 Acres: **0.14** RV Park:
 Wtr Frnt:
 Wtr Inft:
 View:

Parking

Rentals: **Yes**
 Water: **Municipal**
 Fireplace: **1,Wood,Conventional**
 Construct: **Frame - Wood**
 Foundation: **Concrete**
 Exterior Fin: **Stucco**
 Flooring: **Carpeting/Wall-to-Wall, Laminate**
 Exterior Feat: **Fenced Yard, One Balcony**
 Interior Feat: **Drywall, Smoke Detector(s)**

Features

B&B: **No** Pets: **Yes**
 Fuel: **Natural Gas** Sewage: **Sewer**
 Bsmt: **Half/Separate Entrance/Fully Finished**
 Roof: **Asphalt/Fibreglass Shingles**
 Suites Dsc:
 Heat/Cool: **Forced Air**

Rooms

Room	Level	Dimensions	Room	Level	Dimensions	Room	Level	Dimensions
Living Room	L1	11'2X17	Dining Room	L1	11'7X11'7	Kitchen	L1	11'3X13'1
Bedroom	L1	11'2X9'5	Bedroom	L1	10'9X7'10	Master Bedroom	L1	12'11X11'2
Ensuite - Half	L1	4'9X5'2	Bathroom - Full	L1	5'X10'6	Deck	L1	12X6
Carport	B	13X21	Utility	B	13'8X8'8	Games Room	B	12'2X8'8
Den / Office	B	7'7X10'9	Family Room	B	11'2X11	Family Room Cont.	B	16'3X8'8

Finance/Tax

Native Res: **No** LR Owner: **No** Taxes: **\$1,890.00** Tax Yr: **2009**
 Title Held: **Freehold** Terms Sale: **All Cash** Court Sale: **No**
 Trades:
 Legal Dsc: **Lot 5, Section 2, TWP 8, ODYD, District Plan 26560**

Remarks

Pub Rmks: **Good family home or investment opportunity in an excellent East Hill location! Very bright with 3 Bedrooms, good sized fenced yard, deck, some recent upgrades including new laminate flooring, and new roof. Shows well!**