



## 981 12 Street 38 Salmon Arm British Columbia

\$589,000

Brand New Buena Vista Lane Townhomes now under construction with Phase Four, Building "J" being ready for occupancy May 15th, 2026. This is the prime location, The very end Unit #38 in Building J. Includes upgraded finishing and fireplace, 8'9" garage door with 11' garage ceiling. 14x25' carport and 14x25' covered deck, with access to the rear yard from the deck. Additional living room windows facing unobstructed west view. Built to attract first time home buyers &/or rental investors this 1455 SqFt townhome offers 3 levels, 3 Bedrooms & 2 Bathrooms. Includes all appliances; Fridge, Stove, DW, Micro & W/D, Vacuum and all Blinds. Development contains 10 buildings & this unit offers lakeviews. Built in a lane style design with an attached garage, private side entry, hardi-board exteriors, backyard patio, extra open space parking spot along with plenty of visitor parking too. Low strata fees (\$226/month), 10 year new home warranty program. Property is next door to a child day care & close to schools. Investors can expect \$3000/month in rental income with a 7% gross cap rate on purchase price and with 20% down payment that would be a 36% gross return on cash invested.... Best deal in the Shuswap! See our full virtual tour of a finished end unit for finishes and style. This unit must be seen to be appreciated. (id:6769)

Bedroom 10' x 9'

Bedroom 9'2" x 10'

4pc Bathroom 13' x 5'

Primary Bedroom 9'9" x 13'

Other 15' x 22'

Foyer 15' x 14'7"

Laundry room 3' x 3'

3pc Bathroom 8'9" x 6'2"

Kitchen 11'8" x 14'1"

Dining room 15' x 7'4"

Living room 15' x 12'

Listing Presented By:



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