



# 651/653 Stansfield Road Kamloops British Columbia

\$1,695,000

Investor Alert! Possible income of \$9,600 per month with a Cap Rate of 5.3% ! Current owner occupied Large 4 yr. old 3 Bdrm. 1/2 Duplex with 2 bedroom suite and Older 1/2 Duplex with 2 rental suites. Total income \$6,100 per Month without the Owners residence of 3 Bdrms 1700 sq. ft. 2 car garage and shop. This is an unusual setup but will provide an owner with a custom home with good Rental income to pay your mortgage! There are 4 complete sets of appliances included as well as 651 1/2 older duplex includes all appliances and furnishings. Owners residence is amazing and has a large Master bedroom with Walkin closet and ensuite bathroom with soaker tub with big shower and 2 sinks. Large open floor plan in Kitchen with walkin Pantry, dining, and living room open onto a large covered deck with Nat. Gas BBQ. Oversized 2 car garage with shop area. Home features 98% high efficiency furnace with an EVR ventilation sytem and an on demand Hot Water sytem. Only Lender prequalified buyers will be allowed to view as there tennants to notify! This is a Custom Owner Built home with complete set of Plans for the other half of Duplex included see disclosures. (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty  
(Kamloops)

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Royal

LePage

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4pc Bathroom Measurements not available

Bedroom 18'0" x 8'0"

Primary Bedroom 12'0" x 12'0"

3pc Bathroom 9'0" x 5'0"

Bedroom 11' x 10'

Bedroom 11'10" x 9'6"

5pc Ensuite bath 12' x 10'

Primary Bedroom 12' x 12'6"

Dining room 10' x 11'6"

Living room 22' x 16'

Kitchen 14' x 15'0"

4pc Bathroom Measurements not available

Primary Bedroom 16'0" x 13'0"

Dining room 16'0" x 11'0"

Living room 12'0" x 12'0"

Kitchen 17'0" x 14'0"

Living room 15'0" x 14'0"

Kitchen 15'0" x 13'0"

4pc Bathroom 11'0" x 5'10"

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