



# 694&696 Lombard Street Kamloops British Columbia

\$999,500

694/696 Lombard St. - Incredible opportunity to own this side by side duplex with separate titles. Each side is a rancher entry with 2BR's up, 1 full bathroom, kitchen and living area. Both sides have great views of the city and mountains. Basement on each side is partially finished with walk out access to the fully fenced back yard. Both basements could be suited but would require plumbing rough in and framing. 694 has A/C, none on the 696 side. 696 has a long time tenant paying \$1650/month on a month to month lease. Wants to stay and willing to negotiate a long term lease. Both sides have been extensively renovated inside and out over the years. Nothing left to be done to these homes except move in. Parking for each suite as well as extra parking for RV storage on the side. Extensive landscaping with a water feature. These homes have to be seen to be appreciated. (id:6769)

- Utility room 12'6" x 16'7"
- Bedroom 12' x 12'8"
- Utility room 8'4" x 13'5"
- Laundry room 10'10" x 8'8"
- Unfinished Room 31'7" x 12'4"
- Living room 18'11" x 11'2"
- Kitchen 7'6" x 13'9"
- 4pc Bathroom Measurements not available

- Bedroom 8'6" x 10'5"
- Primary Bedroom 11'8" x 13'3"
- Kitchen 14' x 14'6"
- Bedroom 8'4" x 10'8"
- 4pc Bathroom Measurements not available
- Dining room 7' x 11'1"
- Living room 12'4" x 11'
- Primary Bedroom 11'11" x 13'7"

Listing Presented By:



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