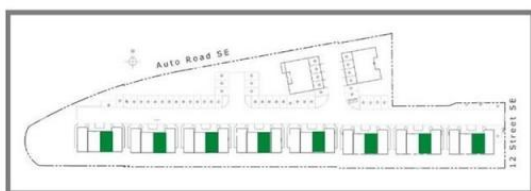
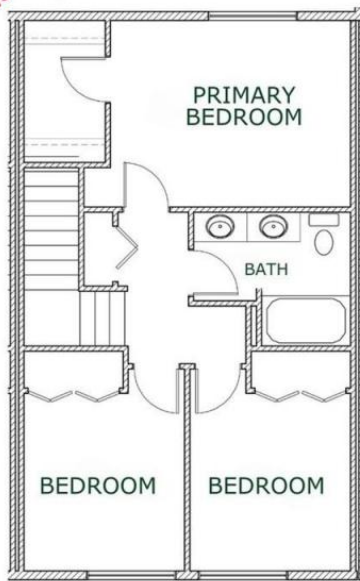


**LIMITED OFFER**  
**First Time Home Buyer Incentives!**

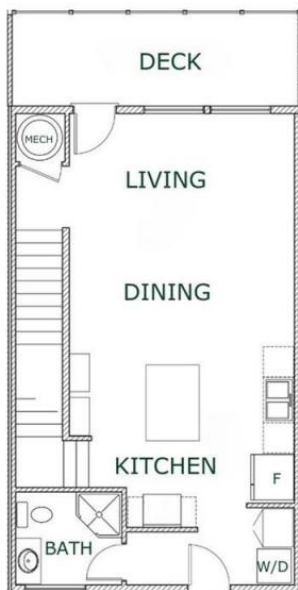


*East Inner Unit*

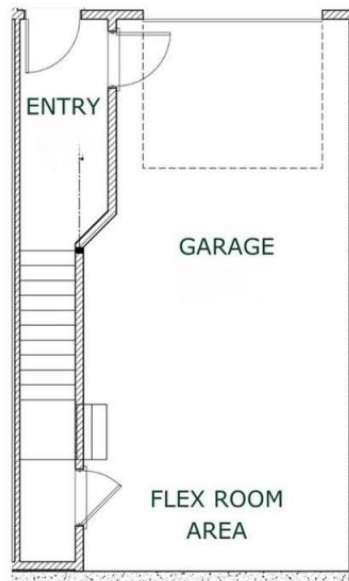
3 BEDROOM + 2 BATH  
 TOTAL 1291 Sqft  
 Upper 608 SF | MAIN 608 SF | LOWER 75 SF



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



**BIGRob.ca**

*Buena Vista Lane*



The developer reserves the right to make changes and modifications to size and specifications. Final design, construction, and features may differ. E & O.E.

981 12 Street Salmon Arm British Columbia

\$489,000

Brand New Buena Vista Lane Townhomes now under construction with Phase Three being ready for occupancy this Spring 2025. Built to attract first time home buyers &/or rental investors this 1291 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 deck, extra open space parking spot along with plenty of visitor parking too. Developers incentive offering no strata fees (\$226/month) for the first year for first time home buyers. Financing OAC\* with \$125,000 household pre-tax annual income, financing packages for first time home buyers include 5% down payment, 4.99% interest rate over 25 year amortization with a monthly payment of \$2963. Other incentives are applicable too, such as no property transfer taxes & gov't down payment incentives. 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! (id:6769)

Listing Presented By:



Originally Listed by:  
 Homelife Salmon Arm Realty.Com

<http://www.bigrob.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
 Kelowna, BC,

Phone: (250) 860-1100  
 lorneyers@royallepage.ca

- Bedroom 10' x 9'
- Bedroom 9' x 10'
- 4pc Bathroom 9'3" x 7'7"
- Primary Bedroom 13'6" x 10'6"
- Other 14'10" x 30'
- Foyer 5' x 11'
- Laundry room 3' x 3'
- 3pc Bathroom 7' x 6'2"
- Kitchen 13'1" x 12'3"
- Dining room 15' x 7'
- Living room 14'10" x 10'

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