



## 3439 Cook St Saanich BC

\$1,349,000

This excellent offering provides options for all buyers! In today's market where extra income is key, this home allows a buyer to be creative w/ a flexible layout! 3 total 2Bedroom living areas can be utilized as you wish! Live in the main & upstairs w/a total of 4 Bedrooms & rent out the lower level or live in one unit & rent out the other 2, your choice! Updated throughout providing peace of mind for all: newer Gas fireplaces, newer dryer & hot water tank, flooring, tile work, fixtures, deck membrane & more! Further features include a newer Roof, tons of natural light, great character built-ins & stained glass, high ceilings, various newer windows, a 200 amp service! The large yard may also allow room for additional development within the provincial density guidelines?! INVESTORS take note as it's currently generating \$72,400/Year, offering great income while waiting for further development options! Situated mins to Thrifty's, Uptown & all major bus routes! Definitely one to be seen!

Listing Presented By:



Originally Listed by:  
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