



7005/7013 Manning Place Vernon British Columbia

\$1,749,998

Exceptional Investment Opportunity!!!! This Brand New Full Duplex with 2 Legal suites is Located in the Foothills Newest subdivision at Manning place. Each side has 3 Bedrms on the upper level, Kitchen, Living, Dining on the main level and walk-out basement with 2 bedroom or 1 bedrm+ Den suite, making this a 8/10 bedrm Revenue Propert!!! The open floor plans with electric fireplace, kitchen island & dining off covered sundeck offers the ideal ambiance for entertaining. Upstairs you'll find all 3 bedrms each side. Primary has 4 piece ensuite with heated floor, double vanity & shower, as well as a large walk-in closet. The walk-out basement has 2 bedrooms or 1 bdrm + Den, covered patio and fully self-contained. 2 double garages, fully fenced, landscaped & retaining included. Projected income of \$11,000/month (\$3500 for main units X 2,\$2000 for suites X 2) give this a CAP rate of just over 7%!!! The rural feel, ease of living and convenience to town, schools and the ski hill will appeal to excellent tenants and Owners alike. Great investment & the ease of owning New Construction with Home Warranty for piece of mind!!! GST is applicable. (id:6769)

- Other 10'1" x 5'1"
- Laundry room 7'7" x 4'10"
- 4pc Bathroom 10'1" x 4'11"
- Bedroom 11'5" x 10'9"
- Bedroom 11'8" x 10'2"
- 4pc Ensuite bath 10'1" x 8'5"
- Primary Bedroom 15'1" x 13'0"
- Other 10'1" x 5'1"
- Laundry room 7'7" x 4'10"
- 2pc Bathroom 5'7" x 5'0"
- Bedroom 11'5" x 10'9"
- Bedroom 11'8" x 10'2"
- 4pc Ensuite bath 10'1" x 8'5"
- Primary Bedroom 15'1" x 13'0"
- Other 14'1" x 12'0"
- Other 22'6" x 18'11"
- Other 6'11" x 5'8"
- Other 14'1" x 12'0"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://johnkristian.ca/>

RE/MAX Kelowna

RE/MAX Kelowna

100-1553 Harvey Avenue ,
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145
dallas@remaxkelowna.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.