



# 9457 Alder Street Summerland British Columbia

\$899,000

QUICK POSSESSION AVAILABLE! PRICED BELOW ASSESSED VALUE! Amazing 4 bed, 4 bath home with an income producing suite! The main residence has an OPEN CONCEPT living/dining/kitchen space with natural and level walk out to the FULLY FENCED backyard. Completing this floor with an additional den, 2 pce bathroom, DOUBLE garage, and ample storage space throughout including a crawl space. Upstairs the main part of the home has 3 large bedrooms. Generous size main bedroom with a PRIVATE en-suite bath and closet space. The laundry is conveniently located on the same floor as the bedrooms along with another 4 pce bathroom. Separate entrance to the self contained, 1 bed, 1 bath suite with their own private patio/yard and storage space. Approximately 4 car driveway outside plus street parking on top of the DOUBLE GARAGE parking. Located nearby trails for hiking/biking; Unisys international school; and minutes to Giants Head Elementary, Summerland Secondary, downtown Summerland, and Bottleneck Drive. Tenancy is month to month in the suite paying \$1200 monthly plus utilities. Ideal for investors - short/long term rentals! By appointment only. Measurements are approx only - buyer to verify if important. (id:6769)

- Storage 4'2" x 7'1"
- Primary Bedroom 16'7" x 10'1"
- Bedroom 10'8" x 13'10"
- Bedroom 9' x 13'10"
- 4pc Bathroom 7' x 7'9"
- 3pc Ensuite bath 7'7" x 8'3"
- Utility room 7'7" x 2'7"
- Storage 3'5" x 7'3"
- Office 8' x 10'5"
- Living room 13'8" x 13'11"
- Kitchen 13'4" x 10'2"
- Dining room 9'1" x 6'10"
- 2pc Bathroom 4'11" x 6'
- Bedroom 8'11" x 13'11"
- Partial bathroom 5'6" x 8'11"
- Living room 9' x 11'6"

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