



## 651 Braid Street 101 Penticton British Columbia

Main North

**\$765,000**



Welcome to this quality-built 2019 half duplex, located in a cute and quiet residential neighbourhood just steps from schools, parks, and shopping. This three-level home features a 2-bedroom legal basement suite, making it an excellent investment opportunity or a perfect home with a mortgage helper. The upper two levels offer a spacious 3-bed, 3-bath layout, while the basement suite includes 2 beds and 1 bath. This unit is equipped with high-end finishes, including gas ranges, double French door fridges, dishwashers, slimline microwaves—all designer labels—undermounted sinks, and professional blinds. Each unit has front-loading laundry systems, LED lights, forced air natural gas heat, electric fireplaces, and 10-foot ceilings on the main level. The deluge system for fire suppression and a 1-hour fire-rated party wall help keep insurance levels low. Both units have fully covered patio areas, private storage and a low maintenance backyard. Potential rents bring in \$2,800 for the upper unit and \$1,800 for the basement unit, totalling \$4,800 in rental income with a 6.0% cap rate. Or live in the top unit and enjoy a great mortgage helper below! Don't miss out on this fantastic opportunity to own a modern, income-generating property in a prime location! QUICK POSSESSION AVAILABLE! (id:6769)

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