



## 1808 22 Street Vernon British Columbia

East Hill

# \$479,000



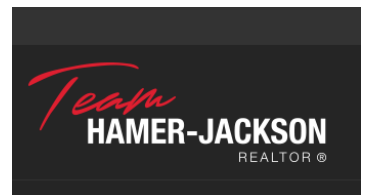
The value in this property is it's potential, from creating a suite with a separate entrance to updating the home throughout. There are two bedrooms upstairs and two downstairs (basement needs finishing) and a closed-in carport offering 416 sf of storage & shop space measuring 10'5 x 39'10. There is evidence of settling in this home and the asking price reflects this but the shingles were replaced about 10 years ago, hot water on demand about 2 years ago and the furnace also about 2 years ago. There is a BC Housing incentive regarding suites where, if specific criteria are met and if say \$60,000 was borrowed from the government, up to \$30,000 of that loan could be forgiven (rules apply). Program details available through your agent or a google search. Located in a cul-de-sac where pride of ownership shows, this diamond in the rough is ready to be brought back to it's fully glory, offering an opportunity to build in sweat-equity and create a suite. (id:6769)

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