



## 981 12 Street 19 Salmon Arm British Columbia

SE Salmon Arm

# \$529,000



Brand New Buena Vista Lane Townhomes - Now Selling Phase Three!

Welcome to Unit #19 in Building F - part of the exciting Buena Vista Lane development. This unit is now ready for occupancy! This 3-bedroom, 2-bathroom townhome & spans 1455 sq ft over three levels and is designed with first-time homebuyers and investors in mind. Featuring: Modern, lane-style design with attached garage and private side entry; Quality Hardi-board exterior for durability; Lakeviews, Backyard patio, an additional open-space parking spot, and plenty of visitor parking; Full appliance package: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Held Vacuum, and Window Blinds. Located in a 10-building development, right next to a childcare center and close to schools - ideal for families and renters alike. Buyer Incentives: Furniture package available to buyers for this unit! Financing packages available OAC: o With a \$125,000 annual household income o 5% down + 5% GST o 4.59% interest over 25 years o Approx. \$2,698.23/month mortgage payment Additional savings for personal residence: No Property Transfer Tax and government down payment assistance available & may qualify for the GST rebate once approved; Investor Highlights: Expected rental income: \$3,000/month +7% Gross Cap Rate 20% down: 36% Gross Return on Cash Invested This is arguably the best value in the Shuswap - a turnkey op...

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