



## 981 12 Street 35 Salmon Arm British Columbia

SE Salmon Arm

**\$529,000**



Brand New Buena Vista Lane Townhomes now under construction with Phase Four, Building ""J"" being ready for occupancy May 15th, 2026. This is a prime location, Unit#35 in Building J. Built to attract first time home buyers &/or rental investors this 1455 SqFt townhome offers 3 levels, 3 Bedrooms & 2 Bathrooms. Includes all appliances; Fridge, Stove, DW, Micro & W/D, Vacuum and all Blinds. Development contains 10 buildings & this unit offers lakeviews. Built in a lane style design with an attached garage, private side entry, hardi-board exteriors, backyard patio, extra open space parking spot along with plenty of visitor parking too. Low strata fees (\$226/month), 10 year new home warranty program. Financing OAC\* with \$122,000 household pre-tax annual income, financing packages for first time home buyers include 5% down payment + 5% GST, 4.34% interest rate over 25-year amortization with a monthly payment of \$2,847. Other incentives are applicable too, such as no property transfer taxes, GST rebate/Discount & gov't down payment incentives. Property is next door to a child day care & close to schools. Investors can expect \$3000/month in rental income with a 7% gross cap rate on purchase price and with 20% down payment that would be a 36% gross return on cash invested.... Best deal in the Shuswap! See our full virtual tour of a finished end unit. (id:6769)



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Robert McKibbon**

Homelife Salmon Arm Realty.Com

Phone: (250) 804-6288

<http://www.bigrob.ca/>

