



7005/7013 Manning Place Vernon British Columbia

Foothills

\$1,749,998



Exceptional Investment Opportunity!!!! This Brand New Full Duplex with 2 Legal suites is Located in the Foothills Newest subdivision at Manning place. Each side has 3 Bedrms on the upper level, Kitchen, Living, Dining on the main level and walk-out basement with 2 bedroom or 1 bedrm+ Den suite, making this a 8/10 bedrm Revenue Propert!! The open floor plans with electric fireplace, kitchen island & dining off covered sundeck offers the ideal ambiance for entertaining. Upstairs you'll find all 3 bedrms each side. Primary has 4 piece ensuite with heated floor, double vanity & shower, as well as a large walk-in closet. The walk-out basement has 2 bedrooms or 1 bedrm + Den, covered patio and fully self-contained. 2 double garages, fully fenced, landscaped & retaining included. Projected income of \$11,000/month (\$3500 for main units X 2, \$2000 for suites X 2) give this a CAP rate of just over 7%!!! The rural feel, ease of living and convenience to town, schools and the ski hill will appeal to excellent tenants and Owners alike. Great investment & the ease of owning New Construction with Home Warranty for piece of mind!!! GST is applicable. (id:6769)

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