



## 6972 Cummins Road Vernon British Columbia

\$609,000

OPEN HOUSE SUNDAY APRIL 26 12:00-2:00PM. Welcome to 6972 Cummins Road, a fantastic opportunity in Vernon's sought after Lakeshore Village. Perfect for first time home buyers looking for mortgage help or investors seeking strong rental appeal, this half duplex offers a total of 4 bedrooms, 3 bathrooms, and a detached rear garage. Set in a quiet community just steps to the beach and close to Marshall Fields, Lakeshore Park, Kin Beach, the pickleball centre, and walking trails, the location is hard to beat. The home has been recently painted and refreshed inside, and major exterior updates include replacement of all exterior wood, rebuilt fencing, deck, stairs to the upper suite, and the small backyard deck. The upstairs suite is currently rented for \$1,500 per month including utilities, and the main floor previously rented for \$2,200 including utilities. Additional updates include a hot water tank replaced in November 2019, plus a recent roof tune up and gutter cleaning. All appliances are included, making this a move in ready opportunity with built in income potential. (id:6769)

Kitchen 4' x 6'

Storage 6' x 10'

Bedroom 9'1" x 12'

Full bathroom 4'11" x 6'9"

Bedroom 9'1" x 9'5"

Living room 11'7" x 20'10"

Other 9'5" x 19'

Laundry room 5' x 7'5"

Partial bathroom 4'11" x 9'1"

Primary Bedroom 9'1" x 13'1"

Full ensuite bathroom 4'11" x 9'1"

Bedroom 9'1" x 12'4"

Dining room 9'4" x 11'7"

Living room 11'7" x 15'10"

Kitchen 10'10" x 12'

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.meaganbucar.com/>

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