



## 6989/6997 Manning Place Vernon British Columbia

\$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 bdrm + 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. investment & the ease of owning New Construction with Home Warranty for piece of mind!!!! GST is applicable. (id:6769)

Other 10'1" x 5'1"

Laundry room 7'7" x 4'10"

4pc Bathroom 10'1" x 4'11"

Bedroom 11'5" x 10'9"

Bedroom 11'8" x 10'2"

4pc Ensuite bath 10'1" x 8'5"

Primary Bedroom 15'1" x 13'0"

Other 10'1" x 5'1"

Laundry room 7'7" x 4'10"

4pc Bathroom 10'1" x 4'11"

Bedroom 11'5" x 10'9"

Bedroom 11'8" x 10'2"

4pc Ensuite bath 10'1" x 8'5"

Primary Bedroom 15'1" x 13'0"

Other 14'1" x 12'0"

Other 22'6" x 18'11"

Other 6'11" x 5'8"

Other 14'1" x 12'0"

2pc Bathroom 5'7" x 5'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://johnkristian.ca/>

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