



# 651 Braid Street 102 Penticton British Columbia

\$799,900

Welcome to this quality-built 2019 half duplex, located in a cute and quiet residential neighbourhood just steps from schools, parks, and shopping. This three-level home features a 2-bedroom legal basement suite, making it an excellent investment opportunity or a perfect home with a mortgage helper. The upper two levels offer a spacious 3-bed, 3-bath layout, while the basement suite includes 2 beds and 1 bath. This unit is equipped with high-end finishes, including gas ranges, double French door fridges, dishwashers, slimline microwaves--all designer labels--quartz counters, undermounted sinks, and professional blinds. Each unit has front-loading laundry systems, LED lights, forced air natural gas heat, electric fireplaces, and 10-foot ceilings on the main level. The deluge system for fire suppression and a 1-hour fire-rated party wall help keep insurance levels low. Both units have fully covered patio areas, private storage and a low maintenance backyard. Potential rents bring in \$2,800 for the upper unit and \$1,800 for the basement unit, totaling \$4,800 in rental income with a 6.0% cap rate. Or live in the top unit and enjoy a great mortgage helper below! Don't miss out on this fantastic opportunity to own a modern, income-generating property in a prime location! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Penticton Realty



Royal

**LePage Kelowna**

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Other 5'6" x 5'1"

Primary Bedroom 11'3" x 14'0"

Full ensuite bathroom Measurements not available

Bedroom 10'0" x 10'4"

Bedroom 10'0" x 10'8"

Full bathroom Measurements not available

Storage 4'0" x 6'0"

Kitchen 7'6" x 9'3"

Bedroom 10'4" x 9'0"

Bedroom 10'9" x 11'8"

Full bathroom Measurements not available

Storage 3'7" x 9'6"

Living room 12'0" x 14'4"

Laundry room 11'4" x 6'10"

Kitchen 8'0" x 11'3"

Dining room 12'0" x 11'6"

Partial bathroom Measurements not available

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