



1030 TIMMINS Street Penticton British Columbia

\$1,199,900

Listing Presented By:



Originally Listed by:

RE/MAX Realty Solutions



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MAIN HOUSE (1955) + CARRIAGE HOME (2022) Package. Exceptional investment opportunity in one of Penticton's most convenient locations! Situated on a flat 0.19-acre (approximately 8,200 sq. ft.) lot with valuable lane access, this income-producing property generates approximately \$6,000 per month in rental revenue. The property includes a beautifully built 2022 carriage home, protected by its new home warranty, and a well-maintained 3-bedroom, 1-bath Main home with updated vinyl siding, gutters, and a spacious 4-foot crawl space for added storage. Separate electrical and gas meters, a new privacy fence between the homes, and low-maintenance xeriscaping make this an ideal investment. The carriage home also features a ductless heating and cooling system and on-demand hot water. Whether you're looking to expand your investment portfolio, secure a holding property with future development potential, or live in one home while generating rental income from the other, this property offers exceptional flexibility. Just a short walk to downtown Penticton, you'll enjoy easy access to restaurants, breweries, shopping, parks, and the waterfront. Okanagan College and Kings Park are both nearby, making this an attractive option for students, families, and investors alike. A rare opportunity to secure a versatile, income-producing property in a highly desirable location.

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4pc Bathroom 7'8" x 8'8"

Bedroom 11'5" x 10'1"

Primary Bedroom 11'4" x 10'11"

Kitchen 16'3" x 13'3"

Living room 16'2" x 11'4"

Kitchen 12' x 8'

Living room 10' x 10'

Other 8' x 11'

4pc Bathroom 6'7" x 4'10"

Living room 11'2" x 15'9"

Dining room 5'11" x 7'3"

Kitchen 15'5" x 9'

Primary Bedroom 10'6" x 10'3"

Bedroom 7'7" x 10'4"

Bedroom 9'11" x 11'1"

Laundry room 7' x 11'

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3pc Bathroom 9' x 6'

Foyer 6'6" x 8'7"