



# 4006 Pleasant Valley Road Vernon British Columbia

\$1,100,000

Investment opportunity for the savvy investor awaits at this centrally located legal triplex with an additional non-conforming bachelor suite! Each suite has its own separate entrance with great, long term tenants. Gross rental income for the four suites is \$6750 total per month. The home consists of a 4 bedroom suite, 2 bedroom suite, 1 bedroom suite, and bachelor suite. The upstairs of the rancher with basement style home has the 4 bedroom unit with a farmhouse style kitchen, stunning views, and spacious rooms. The covered deck and pool shared between tenants lends itself to lots of summertime fun and entertaining. Heating is provided via a gas-fueled boiler system and 4 fireplaces. Upgrades include new windows throughout, flooring in the bachelor suite, and upgraded kitchen cabinets, new paint, new appliances, and new bathroom floor in the 2 bedroom suite. Enjoy the salt-water pool in the private backyard, or relax in one of the many shaded areas from the trees surrounding the property. Walking distance to shops, parks and schools! Much of the views and living areas are focused on the back of the house, away from the hustle and bustle of Pleasant Valley Rd. (id:6769)

Full bathroom 7'10" x 6'3"  
Full bathroom 6'3" x 7'10"  
Laundry room 5'1" x 7'9"  
Dining room 7'10" x 9'0"  
Bedroom 11'4" x 13'6"  
Family room 13'0" x 17'9"

Bedroom 8'4" x 14'0"

Kitchen 7'1" x 15'6"

Utility room 4'10" x 9'0"

Kitchen 7'1" x 15'6"

Laundry room 8'5" x 8'11"

Bedroom 9'4" x 11'9"

Living room 13'10" x 21'6"

Full bathroom Measurements not available

Living room 17'9" x 12'4"

Kitchen 18'4" x 13'

Full bathroom 7'6" x 7'8"

2pc Ensuite bath 4'1" x 3'11"

Dining room 13'3" x 10'9"

Listing Presented By:



Originally Listed by:

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