



981 12 Street Prop. 12 Salmon Arm British Columbia

\$489,000

Brand New Buena Vista Lane Townhomes now under construction with Phase One being ready for occupancy this Summer 2024. Built to attract first time home buyers &/or rental investors this 1455 SqFt townhome offers 3 levels, 3 Bedrooms & 2 Bathrooms. Includes all appliances; Fridge, Stove, DW, Micro & W/D, Vacuum and all Blinds. Development contains 10 buildings & this unit offers lakeviews. Built in a lane style design with an attached garage, private side entry, hardi-board exteriors, backyard deck, extra open space parking spot along with plenty of visitor parking too. Developers incentive offering no strata fees (\$226/month) for the first year for first time home buyers. 10 year new home warranty program. Financing OAC* with \$125,000 household pre-tax annual income, financing packages for first time home buyers include 5% down payment, 4.99% interest rate over 25 year amortization with a monthly payment of \$2963. Other incentives are applicable too, such as no property transfer taxes & gov't down payment incentives. Property is next door to a child day care & close to schools. Investors can expect \$3000/month in rental income with a +7% gross cap rate on purchase price and with 20% down payment that would be a 36% gross return on cash invested.... Best deal in the Shuswap! (id:6769)

- Bedroom 10' x 9'
- Bedroom 9'2" x 10'
- 4pc Bathroom 13' x 5'
- Primary Bedroom 9'9" x 13'
- Other 15' x 22'
- Foyer 15' x 14'7"
- Laundry room 3' x 3'
- 3pc Bathroom 8'9" x 6'2"
- Kitchen 11'8" x 14'1"
- Dining room 15' x 7'4"
- Living room 15' x 12'

Listing Presented By:



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Royal

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