



# 981 12 Street PU 1 Salmon Arm British Columbia

\$489,000

Brand New Buena Vista Lane Townhomes now under construction with Phase Three being ready for occupancy this Spring 2025. 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. 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'           | Laundry room 3' x 3'     |
| Bedroom 9'2" x 10'         | 3pc Bathroom 8'9" x 6'2" |
| 4pc Bathroom 13' x 5'      | Kitchen 11'8" x 14'1"    |
| Primary Bedroom 9'9" x 13' | Dining room 15' x 7'4"   |
| Other 15' x 22'            | Living room 15' x 12'    |
| Foyer 15' x 14'7"          |                          |

Listing Presented By:



Originally Listed by:  
Homelife Salmon Arm Realty.Com

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Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

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