



1074 Surrey Avenue Kamloops British Columbia

\$749,900

Two Houses, Corner Lot and Income Generation for a great price! Located in Kamloops' vibrant North Shore, this exceptional property offers a unique blend of comfort and income potential. The updated main home boasts two generous-sized bedrooms, a full bathroom, and a spacious living and kitchen area perfect for gatherings. A dedicated laundry space and sizable mudroom add functionality to this inviting home. Currently tenanted, the main home brings in \$1950/month plus utilities. The lower level features a self-contained studio in-law suite with its own entry and laundry, ideal for extended family or additional rental income. Adding even more value is the professionally built garden home. With vaulted ceilings, two bedrooms, one bathroom, and its own laundry, this space offers modern comfort. The U-shaped kitchen provides ample room for cooking and entertaining. The garden home also includes a fully fenced private outdoor space for added privacy and enjoyment. Both the front and rear yards are fenced, making this property perfect for pet owners. With previous rental income exceeding \$60,000 per year, this property offers a fantastic cash flow opportunity for investors seeking to expand their portfolio. Don't miss out on this prime North Shore gem! (id:6769)

Storage 10'5" x 6'8"

Laundry room 10'5" x 11'4"

Utility room 5'3" x 10'10"

Bedroom 10'2" x 11'11"

Full bathroom 7'1" x 7'10"

Dining room 7'2" x 8'2"

Kitchen 10'3" x 14'4"

Living room 17'2" x 11'8"

Full bathroom Measurements not available

Bedroom 8'4" x 11'7"

Primary Bedroom 9'9" x 11'7"

Laundry room 6' x 13'2"

Kitchen 12'4" x 13'6"

Bedroom 7'2" x 10'3"

Full bathroom Measurements not available

Bedroom 10'9" x 10'3"

Living room 17'10" x 10'6"

Kitchen 11'6" x 10'6"

Listing Presented By:



Originally Listed by:
Stonehaus Realty Corp



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