



981 12 Street 38 Salmon Arm British Columbia

\$529,000

Brand New Buena Vista Lane Townhomes now under construction with Phase Four, Building "" J"" being ready for occupancy March 2026. This is a prime location, The very end Unit#38 in Building J. 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 patio, extra open space parking spot along with plenty of visitor parking too. Low strata fees (\$226/month), 10 year new home warranty program. Financing OAC* with \$122,000 household pre-tax annual income, financing packages for first time home buyers include 5% down payment + 5% GST, 4.34% interest rate over 25-year amortization with a monthly payment of \$2,847. Other incentives are applicable too, such as no property transfer taxes, GST rebate/Discount & 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! See our full virtual tour of a finished end unit. (id:6769)

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|----------------------------|--------------------------|
| 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:



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