



# 6989/6997 Manning Place Vernon British Columbia

\$1,749,998

Exceptional Investment Opportunity!!!! This Brand New Full Duplex with 2 Legal suites is Located in the Foothills Newest subdivision at Manning place. Each side has 3 Bedrms on the upper level, Kitchen, Living, Dining on the main level and walk-out basement with 2 bedroom or 1 bedrm + Den suite, making this a 8/10 bedrm Revenue Propert!!!. The open floor plans with electric fireplace, kitchen island & dining off covered sundeck offers the ideal ambiance for entertaining. Upstairs you'll find all 3 bedrms each side. Primary has 4 piece ensuite with heated floor, double vanity & shower, as well as a large walk-in closet. The walk-out basement has 2 bedrooms or 1 bdrm + Den, covered patio and fully self-contained. 2 double garages, fully fenced, landscaped & retaining included. Projected income of \$11,000/month (\$3500 for main units X 2, \$2000 for suites X 2) give this a CAP rate of just over 7%!!! The rural feel ease of living and convenience to town, schools and the ski hill will appeal to excellent tenants and Owners alike. investment & the ease of owning New Construction with Home Warranty for piece of mind!!! GST is applicable. (id:6769)

Other 10'1" x 5'1"	Bedroom 11'5" x 10'9"
Laundry room 7'7" x 4'10"	Bedroom 11'8" x 10'2"
4pc Bathroom 10'1" x 4'11"	4pc Ensuite bath 10'1" x 8'5"
Bedroom 11'5" x 10'9"	Primary Bedroom 15'1" x 13'0"
Bedroom 11'8" x 10'2"	Other 14'1" x 12'0"
4pc Ensuite bath 10'1" x 8'5"	Other 22'6" x 18'11"
Primary Bedroom 15'1" x 13'0"	Other 6'11" x 5'8"
Other 10'1" x 5'1"	Other 14'1" x 12'0"
Laundry room 7'7" x 4'10"	2pc Bathroom 5'7" x 5'0"

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Listing Presented By:



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