



394 VANCOUVER Avenue 101 Pentiction British Columbia

\$749,000

Don't miss this exceptional half-duplex on sought after Vancouver Avenue in beautiful Pentiction BC, boasting both a fantastic location in beautiful wine country and incredible investment opportunity! Adjacent to the beloved and world-famous eatery, The Bench, this property boasts an open-concept main level with spacious living area, separate dining, 2-piece bath, laundry area and a covered deck off the kitchen. Upstairs, you'll find 3 bedrooms for comfortable living with the Master having a walk-in closet and ensuite. Additionally, the lower level features a beautifully renovated, nonconforming suite with its own private patio - currently rented and generating a solid income. Enjoy the convenience of walking to the beach, marina, parks, downtown shops, vibrant restaurants and breweries, the Farmers market and the KVR trail. With convenient rear parking, this property is the perfect family home or investment opportunity. No strata fees! Don't miss out! All measurements are approx. (id:6769)

Storage 8'5" x 2'7"

Living room 12'5" x 13'1"

Laundry room 8'3" x 5'4"

Kitchen 18'6" x 8'6"

Foyer 5'4" x 5'

Dining room 16'4" x 9'6"

2pc Bathroom Measurements not available

Primary Bedroom 10' x 9'6"

4pc Ensuite bath Measurements not available

Bedroom 11'7" x 9'5"

Bedroom 9'3" x 8'1"

4pc Bathroom Measurements not available

Storage 13'8" x 3'9"

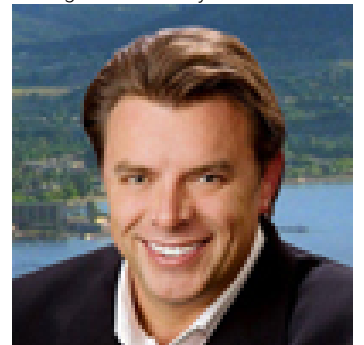
Living room 12'8" x 14'6"

Kitchen 8'7" x 12'8"

Den 6'5" x 8'2"

Bedroom 11'8" x 13'1"

Listing Presented By:



Originally Listed by:
Royal LePage Locations West



**Royal
LePage Locations West Realty**

484 Main Street , Pentiction, BC,

Phone: (250) 462-5464
nicholasparker@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.