

1609 43 Avenue, Vernon BC

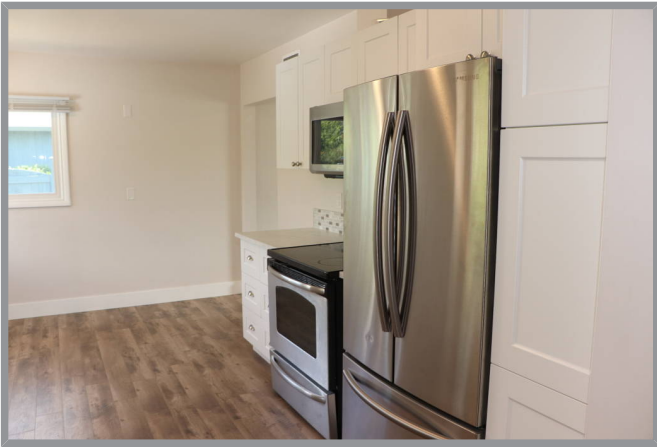


### Super Development opportunity

Super Development opportunity with potential rental income while you plan! 1/2+ acre in the heart of the Harwood neighborhood. Walking distance to downtown. Transit on the corner! R5 zoning invites medium-density development. Compact and solid older home has very nicely updated the main level. Newer (2years) roof. Three bedrooms, a new kitchen and bath, and flooring! The lower level has a separate entrance and full bath. Needs furnace and ducting next. Potential for a suite on a lower level! Room for garage/shop at the back. Good parking! A survey was done for subdivision of existing house and leaving approx 0.4 - acres for development - ideal for a 4 plex! The property already has three utility hookups in place.







## Specifications

MLS® # 10238622	Neighborhood Vernon
Year Built 1956	Zoning R4
Lot Size 0.5 acres	Lot Frontage 174
Lot Depth 125	Home Size
Total Square Footage 1027 sq. ft.	Main Level 979 sq. ft.
Lower Level 48 sq. ft.	Bedrooms 3
Bathrooms 3	Taxes \$1,159.42 / 2021
Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water	
School District SD/22	



