

## 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.



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E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.









## **Specifications**

MLS®#	Neighborhood
10238622	Vernon
Year Built	Zoning
1956	R4
Lot Size	Lot Frontage
0.5 acres	174
Lot Depth 125	Home Size
Total Square Footage	Main Level
1027 sq. ft.	979 sq. ft.
Lower Level	Bedrooms
48 sq. ft.	3
Bathrooms	Taxes
3	\$1,159.42 / 2021

Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water

School District SD/22



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