

\$885,000 - 671 Sanderson Rd, Ladysmith

MLS® #1015606

\$885,000

4 Bedroom, 3.00 Bathroom, 2,348 sqft

Single Family on 0.22 Acres

Ladysmith, Ladysmith, British Columbia

Timeless Charm at a desirable location. This beautiful half duplex home features impressive amenities, a rare one-bedroom legal suite and zero strata fees. With 9-foot ceilings throughout and ocean & forest views from the living room, kitchen, and primary bedroom, you'll experience true West Coast living. The kitchen showcases elegant white maple cabinetry with soft-close drawers/ doors, under-cabinet lighting, and luxurious quartz countertops and backsplash. A charming glass-door upper corner cabinet adds a touch of character, while a spacious center island serves as both a focal point and additional storage. The living room's tray ceiling enhances the sense of openness, and durable laminate flooring flows seamlessly throughout, complemented by stylish tile in the bathrooms. The primary bedroom offers a generous space complemented by a tray ceiling and 3pce ensuite with tiled floor & shower surround. Additional highlights include high-quality faucets and plumbing fixtures, an on-demand hot water system, and a natural gas furnace with air conditioning roughed in, along with a roughed in natural gas barbecue connection on the deck for outdoor cooking. The legal one-bedroom suite offers convenient level entry at the lower level, complete with an electric hot water tank and baseboard heating monitored by its own hydro meter. Consistent high-quality features extend throughout the home. A covered patio outside the suite entrance and a connecting door between the



main home and the suite, enhance both versatility and comfort. There are zero strata fees only a shared strata insurance policy. The new home exemption could enable buyers to bypass property transfer tax, while first-time homebuyers may qualify for GST exemption. This residence, constructed by an established builder, is backed by a 10-year new home warranty. Measurements are approx pls verify if important. Donâ€™t miss the chance to experience this remarkable half duplex for yourself! (id:6289)

Built in 2024

Essential Information

Listing #	1015606
Price	\$885,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,348
Acres	0.22
Year Built	2024
Type	Single Family
Sub-Type	Strata

Community Information

Address	671 Sanderson Rd
Subdivision	Ladysmith
City	Ladysmith
Province	British Columbia
Postal Code	V9G0A7

Amenities

Features	Level lot, Southern exposure, Wooded area, Other, Marine Oriented
Parking Spaces	2
View	Mountain view, Ocean view

Interior

Appliances	Range
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Heating	Electric, Natural gas Baseboard heaters, Forced air
Cooling	Partially air conditioned, See Remarks

Additional Information

Zoning	Residential
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Listing Details

Listing Office	eXp Realty (NA)
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