

\$869,000 - 669 Sanderson Rd, Ladysmith

MLS® #1015609

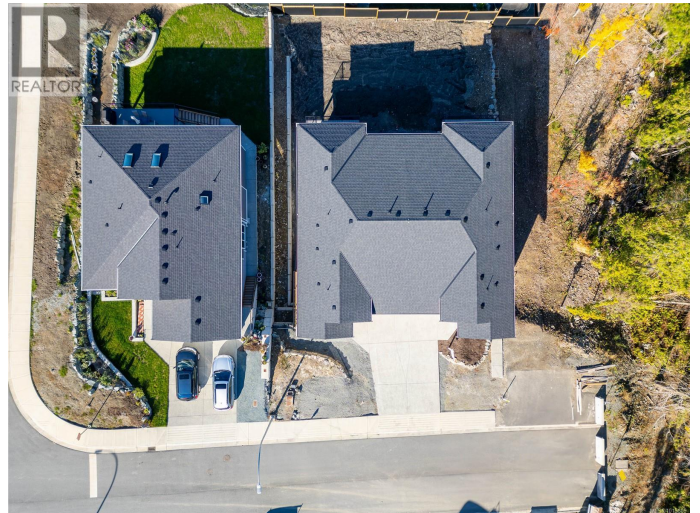
\$869,000

4 Bedroom, 3.00 Bathroom, 2,368 sqft

Single Family on 0.11 Acres

Ladysmith, Ladysmith, British Columbia

At this enchanting location discover a half duplex with zero strata fees, featuring impressive amenities and a rare one-bedroom legal suite. 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 approximate 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 #	1015609
Price	\$869,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,368
Acres	0.11
Year Built	2024
Type	Single Family
Sub-Type	Strata
Style	Westcoast

Community Information

Address	669 Sanderson Rd
Subdivision	Ladysmith
City	Ladysmith
Province	British Columbia
Postal Code	V9G0A7

Amenities

Features	Level lot, Other, Marine Oriented
Parking Spaces	3
View	Mountain view, Ocean view

Interior

Appliances	Range
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Heating	Electric, Natural gas Baseboard heaters, Forced air
Cooling	Partially air conditioned, None

Additional Information

Zoning	Residential
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Listing Details

Listing Office	eXp Realty (NA)
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