



**PEMBERTON
HOLMES** REAL ESTATE
ESTABLISHED 1887

Welcome to 1019 Skylar Circle



Jada Forrest

Realtor/Owner

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Po Box 45, 145 South Shore Rd



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1019 Skylar Circle

\$699,900

MODERN RANCHER

Welcome to this charming rancher nestled in the desirable community of Shawnigan Station. Built in 2011, this well maintained home offers a perfect blend of comfort and modern convenience. Upon entry, you are greeted by an inviting open concept design that seamlessly connects the living, dining, and kitchen areas. The home boasts a natural gas fireplace, furnace, and oven, ensuring both comfort and efficiency. Outside, enjoy a beautifully manicured yard enhanced with an irrigation system. The outdoor space features a variety of flora including Japanese maple, blueberry and raspberry bushes, rose bushes, a cherry blossom tree, and fragrant lavender. Negotiable amenities include a hot tub, green house, and EV charger, catering to modern lifestyles and preferences. Conveniently located with a school bus stop at the end of the street, this home combines tranquility with accessibility, making it ideal for families seeking both comfort and practicality.

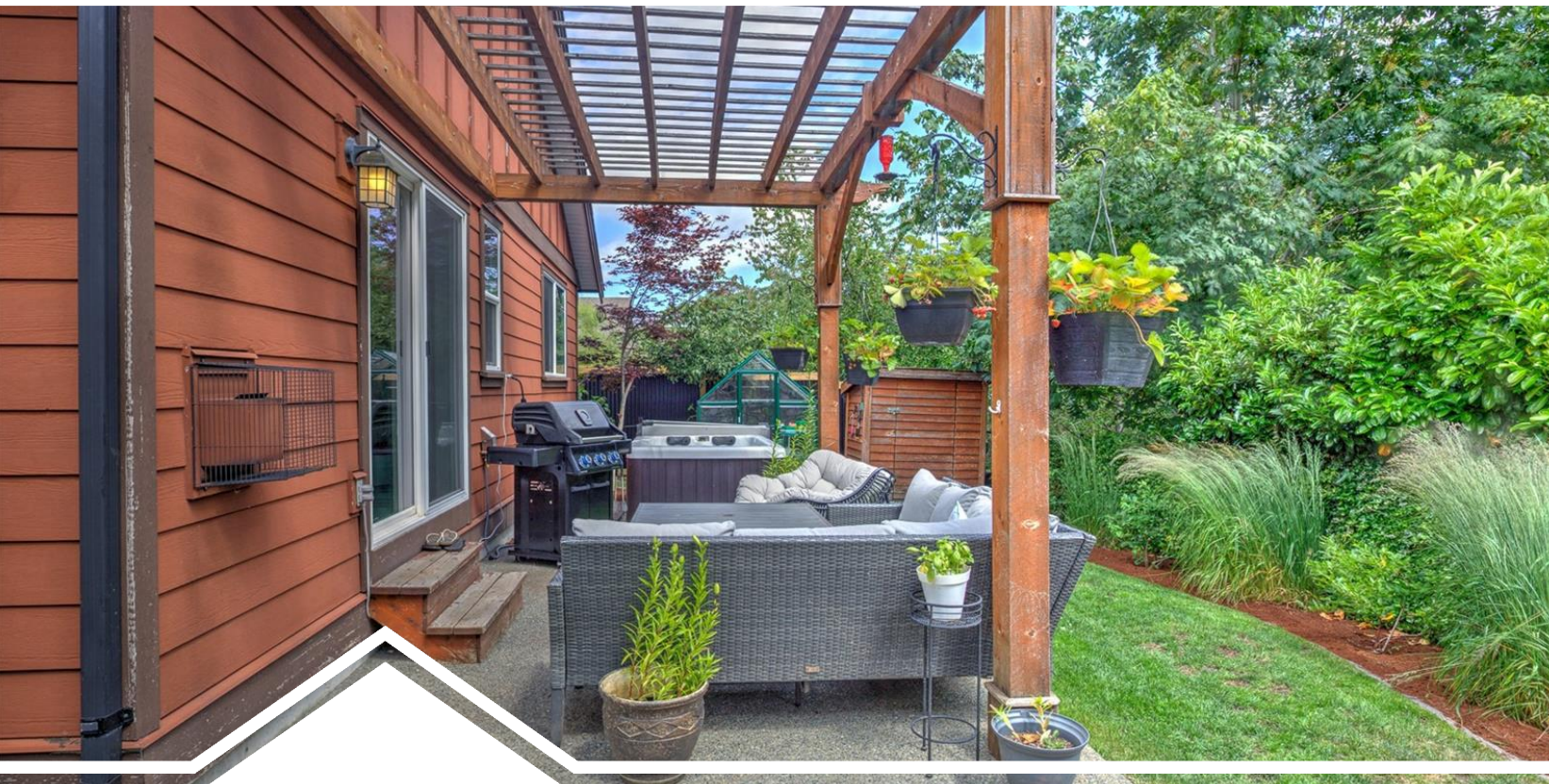


FLOOR PLAN
 GROSS INTERNAL AREA
 FLOOR PLAN: 1,349 sq. ft
 EXCLUDED AREA: GARAGE: 171 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

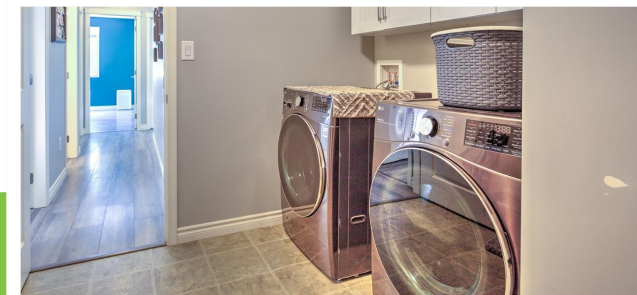


FEATURES

Area	Shawnigan
Bedrooms	3
Bathrooms	2
Lot Size	5271
Floor Space	1349
Age	2011
Taxes	4398
Tax Year	2023
MLS#	969111
Parking	



Open Concept Design



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