

# 3174 Channel Blvd

\$442,500

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Area	Z3 Chemainus
Bedrooms	2
Bathrooms	2
Lot Size	0.17
Floor Space	1714
Age	1989
Taxes	4063
Tax Year	2019
MLS#	468133
Parking	Garage - Double



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Cozy main level entry rancher in the quaint seaside village of Chemainus. This 1300 square foot 2 bed 2 bath home has many exciting features including: Double garage with a workshop and storage, RV parking area, Natural gas fireplace, Recently updated natural gas hot water tank, Thermal windows, Recently updated laminate flooring, Crawlspace for storage, Garden window, Security system, & Ensuite bathroom. The nicely landscaped 7200 square foot lot borders on ALR land, and features a Patio and Deck area, Gazebo, Garden shed, Fencing, & Garden area. Channel View Estates is a great location, close to the ocean, marinas, shopping, restaurants, recreation, parks, trails, golfing and more. An excellent opportunity to enjoy the Cowichan lifestyle.



To view interactive floor plans scan this QR code with your smart phone

Grant & Nathan Clement

Sutton Group West Coast Realty - Duncan

(250) 748-5000

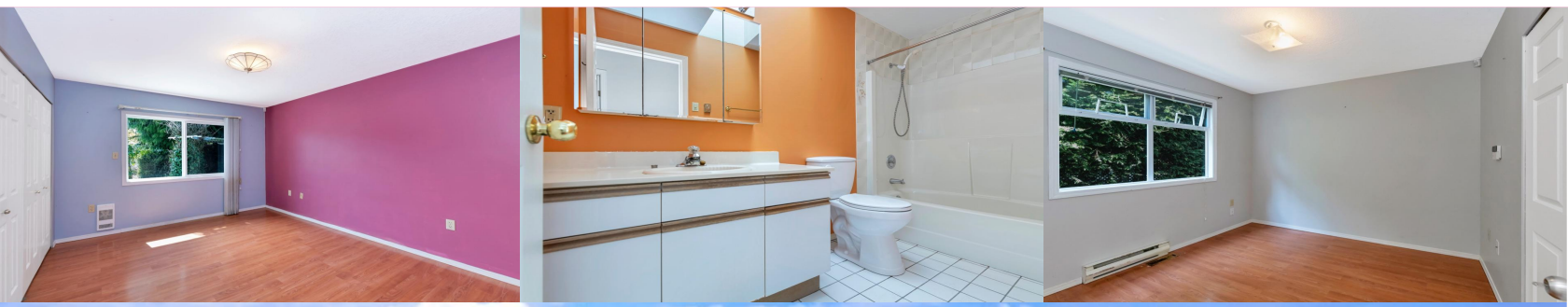
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