



# 3270 Moorfield Rd

\$599,900



## Immaculate Duncan 1/2 Duplex

Welcome to this well cared for 3 bedroom, 3 bathroom half duplex. Excellent family friendly floor plan with open concept kitchen/living/dining on the main & bedrooms up. Lots of upgrades to this 2005 built home including a new ductless heat pump for increasingly hot summers & a cozy gas fireplace for cold winter days. The updated kitchen includes truly unique countertops and farmhouse sink with easy access to the covered back yard patio for year-round enjoyment. The generous master includes a 3 pc ensuite & walk in closet. The fully fenced rear yard is nicely landscaped, low maintenance and it's perfect for kids and dogs. Converted recreational space on the main level can be easily returned to a garage if needed. All this in a great location with transit, trails, shopping & schools all close at hand. Don't wait, view it today!

### SPECS & FEATURES

Area	West Duncan	Age	2005
Bedrooms	3	Taxes	3874
Bathrooms	3	Tax Year	2022
Lot Size	0.09 Acre	MLS#	914956
Floor Space	1436	Parking	Garage Converted



To view more info, scan this QR code with your smart phone



**JOHANNSEN GROUP REALTY INC**

[www.jgrealty.ca](http://www.jgrealty.ca)

Sean Humm - Realtor

Office 250-748-8080

Direct 250-709-1262

[sean@jgrealty.ca](mailto:sean@jgrealty.ca)



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