



**PEMBERTON  
HOLMES** • 1887  
REAL ESTATE

**\$924,000**

## 1373 Hutchinson Rd - A Rancher with an Upstairs & RV Parking



### The only home you'll need!

Here's the house that has it all! Located on a large town lot (.2 acre) walk or drive to parks, trails, schools and shops, this spacious home has the primary and 2nd bedroom on the main floor with two additional bedrooms upstairs (4b/3b). The open concept living space is full of natural light and boasts vaulted ceilings which help radiate warmth from the gas fireplace. Built in 2011, this beauty has hardwood floors, plumbed central-vac. (including the kitchen sweeper), thermal windows, high efficiency furnace, heat pump, excellent crawls space, & under-stair storage. It keeps getting better with a double garage, utility sink, RV parking, new tool or toy shed & a large paved driveway. The backyard is fully fenced, landscaped & terraced. For those entertainers, the rear patio, off the dining room, has a newly built pergola with natural gas hook ups. With an easy commute to Duncan or Victoria, you can enjoy the best of both worlds with city conveniences & a rural lifestyle. Don't miss out

### FEATURES

**4**  
**3**  
**0.2**  
**1840 sq ft**  
**2011**  
**\$4,161**  
**2022**  
**RV + 3**

**Bedrooms**  
**Bathrooms**  
**Lot Size**  
**Floor Space**  
**Age**  
**Taxes**  
**Tax Year**  
**Parking**



### Shannon Norris

Helping people buy and sell one step at a time

P. (250) 746-8123  
shannon.n.homes@gmail.com  
shannonnorrisrealestate.com

23 Queens Road



**PEMBERTON  
HOLMES** REAL ESTATE  
ESTABLISHED 1887