

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

LIVING THE ISLAND LIFE

3770 Shell Beach Road



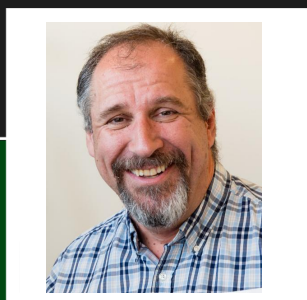
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- **Newly Shingled Roof and Skylights (2018)**
- **Easy to Maintain Perennial Garden**
- **1.24 Acres of Old Growth Forest and Blossoming Plants**
- **5 Minute Walk To Beautiful Elliot's Beach**
- **Bed and Breakfast, Potential In-Law Suite or Summer Kitchen**
- **8.8 km from the Highway and 15 Minutes to Ladysmith**
- **Zoned Agriculture... start your Goat Yoga Classes now!**

**Priced at
\$600,000**

Area	Z3 Ladysmith
Bedrooms	3
Bathrooms	3
Lot Size	1.24
Floor Space	2646

Age	1975
Taxes	1895
Tax Year	2018
MLS#	454391
Parking	Open



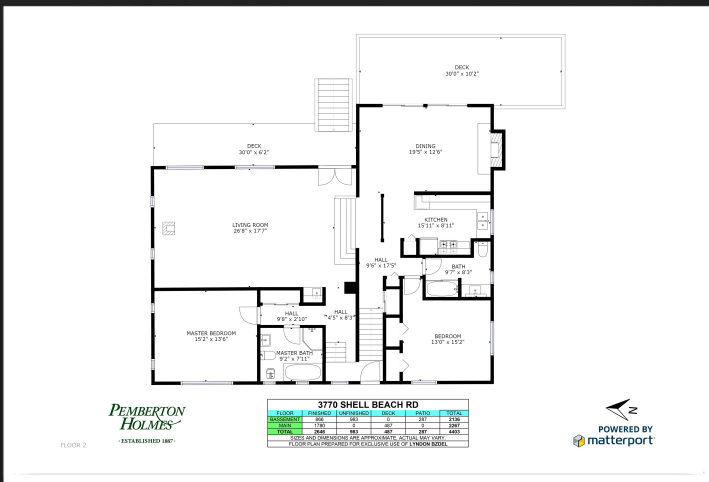
LYNDON B.

Pemberton Holmes - Ladysmith

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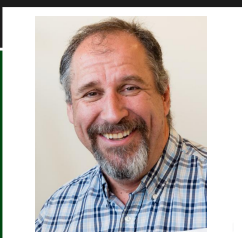


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Close your eyes and imagine living by the ocean in a peaceful living environment. Goat Yoga maybe? Now open your eyes to an opportunity to create your own style amongst million dollar homes. Can you smell the ocean air? Just imagine each sunrise and sunset! Wile away the hours exploring the coral reefs off nearby Elliot's Beach then enjoy puttering and tinkering on your hobby farm. The perennial gardens are easy to maintain and the treed forest in the back half of your 1.24 acre lot is almost regal. The owner has occupied and fastidiously taken care of the grounds since 1975. There is a newly shingled roof, updated electrical and the deck is solid. And, by the way, your deck is a fantastic vantage point for star gazing at night. Imagine experiencing your freedom here!



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