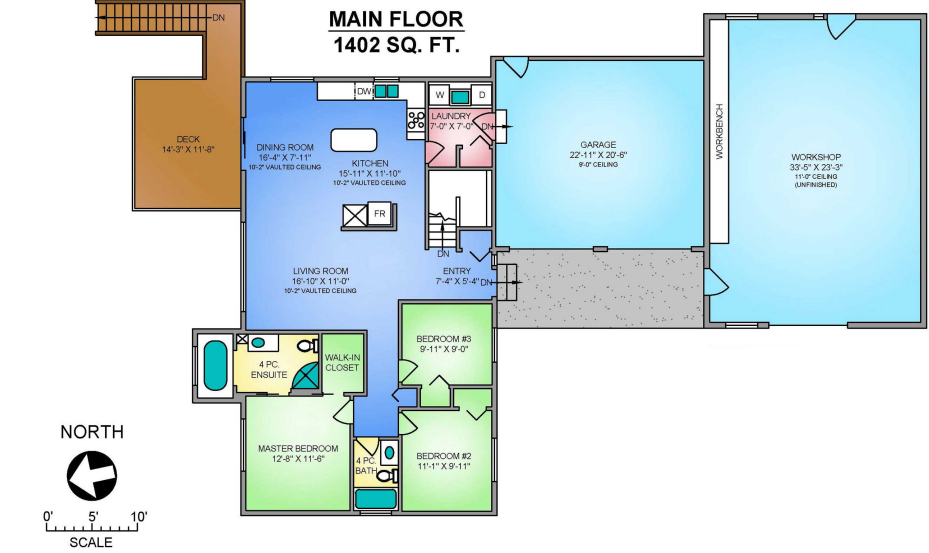
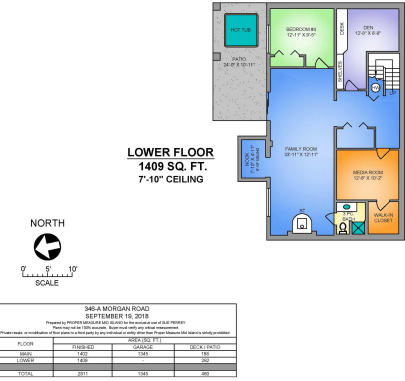




346-A MORGAN ROAD SEPTEMBER 19, 2018			
Prepared by PROPER MEASURE MID ISLAND for the exclusive use of SUE PERREY			
Plans may not be 100% accurate. Buyer must verify any critical measurements.			
Private resale or modification of floor plans to third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited.			
FLOOR	FINISHED	GARAGE	DECK / PATIO
MAIN	1402	1345	168
LOWER	1409	-	262
TOTAL	2811	1345	430

346 Morgan Road | \$ 1,180,000



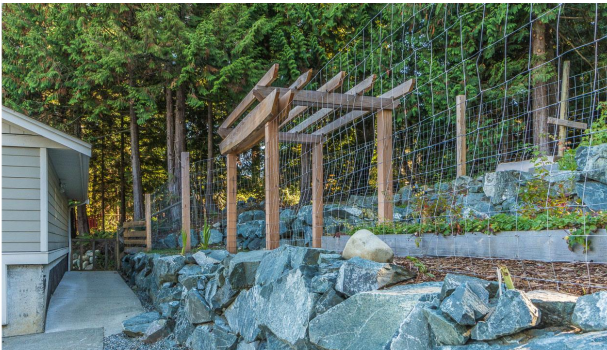
\$ 1,180,000

PROPERTY DETAILS

Area	Z3 Ladysmith
Bedrooms	4
Bathrooms	3
Lot Size	1.79
Floor	4606
Space	1992
Age	6224
Taxes	2018
Tax Year	446284
MLS#	Garage - Double,
Parking	Garage - 3 or more, Additional Parking

ROOM MEASUREMENTS

Bedroom	12'11x9'5
Bedroom	9'11x9
Bedroom	11'1x9'11
Den	12'8x8'8
Dining Room	16'4x7'11
Eating Nook	7'10x4'11
Entrance	7'4x5'4
Family Room	33'11x12'11
~	
Garage	22'11x20'5
Kitchen	15'11x11'10
Laundry/Uti	7x7
Living Room	16'10x11
Master	12'8x11'5
Bedroom	
Media Room	12'8x10'2
Workshop	33'5x23'3
~	



HOME, SHOP, ACERAGE - OCEAN VIEWS , SUBDIVISION POTENTIAL

Spectacular Oceanview home on a private 1.78 acres with subdivision potential. Views of the Ladysmith harbour and Coastal mountains. 36x26 shop with 220. Level entry home, walk out basement offers room for everyone. Lots of modern renovations. Open concept, vaulted ceilings in living, kitchen & dining areas. Loads of Oak kitchen cabinets. Laundry room on main floor. Main floor offers 3 bdrms,2 baths .Master bedroom with deluxe 4 piece ensuite, heated tile, and seperate shower. Soak in the soaker tub and enjoy the ocean views. Downstairs offers 4th bedroom, office with built in desks & shelving. Theatre room to watch all your favourite movies. Large family room with wood stove for those chilly nights. New bi level ductless heat pump . RV parking wth sani dump. Extremely private fenced .75 acre back yard. Terraced areas for a gardening. Deluxe green house, fruit trees, childrens play area and a wood shed. With access to Louise Road to get to walking trails, schools, and shopping.