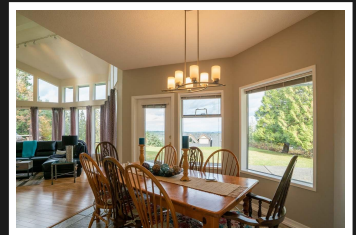
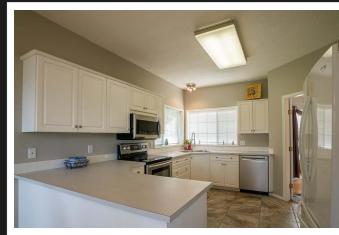
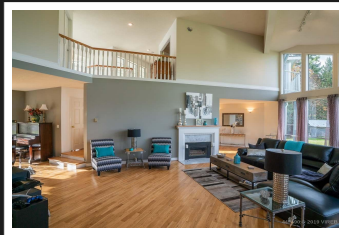


PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

OCEAN VIEW 2.6 ACRES

408 Hall Road

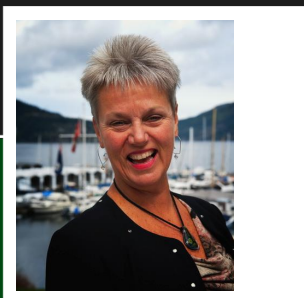


408 Hall Road, West Coast Styling 2 Storey Home, Subdivision Potential

A little bit of country, located in the heart of Ladysmith. This stunning two storey home, West Coast Contemporary styling, 4100 sq. ft, with a 1550 unfinished basement sits on 2.6 flat, level acres with fabulous ocean and mountain views offering development potential, architecturally designed, with oversized 2 bay garage, 3 bdrms, 3 bath. Great room design, open plan on lower main floor, vaulted ceilings, upper loft, open to lower great room, wall to wall windows, ceiling to floor span the entire two levels, to capture the views from this home. Grand entrance doorway, with paned floor to ceiling windows, oak & tile floors throughout main, a terraced staircase, cascades, to the upper loft, which is trimmed in wooden oak handrails, with painted white wood spindles, capturing views from the front and back of the home. A grand master bedroom, opens to the upper loft, with French door walk-out to upper Master Bedroom balcony, large 5 pc Master ens, spa soaker tub, large his - her WI closet. A great investment property.

Priced at
\$1,199,900

Area	Z3 Ladysmith	Age	1990
Bedrooms	3	Taxes	5959
Bathrooms	3	Tax Year	2018
Lot Size	2.6	MLS#	449490
Floor Space	4100	Parking	Double
		Garage	-



HELENA BOWEN

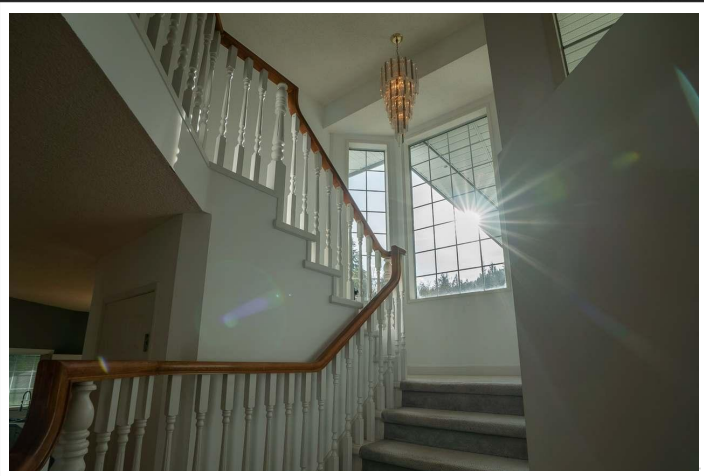
Pemberton Holmes - Duncan

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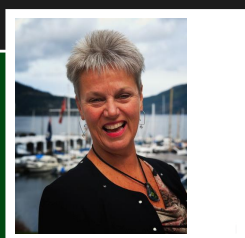
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helenab@telus.net
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23 Queens Road
Duncan, V9L 2W1



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