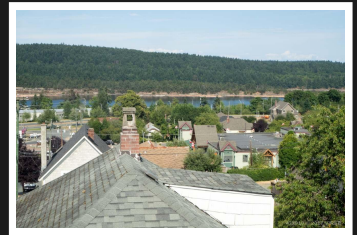
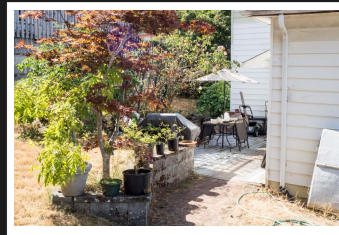
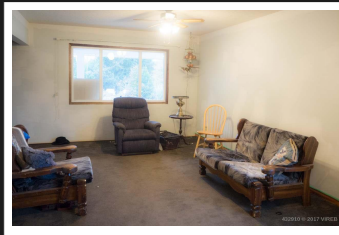


PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# 5 BDRM + OCEAN VIEWS!!

217 Symonds Street



## Zoning Allows Suite or Legal Carriage House!

Where else can you find a 5 bedroom, 2 bathroom home with a large basement and great ocean views, within walking distance to schools, shopping, the waterfront and a hospital. This old house is a little worn from years of family life but has everything needed to be your perfect home. Or it can be a great investment. Zoning allows for a secondary suite and the layout is perfect for a 2 bedroom suite on the top floor (the plumbing is in for a kitchen and full bathroom) with wonderful views over the town and harbour. The main floor is a fully contained 2 bedroom home and there is a large basement that could hold another bedroom or shop or whatever. The 7,200 sq ft lot has room for a garden and outdoor patio. Symonds is a steep street but there is alley access in the back and room for a garage or legal carriage suite. This home has raised many families over the years and is waiting for you to dress it up and do it again.

**Priced at**  
**\$329,000**

Area Z3 Ladysmith  
Bedrooms 5  
Bathrooms 2  
Lot Size 0.17  
Floor Space 3045

Age 3024  
Taxes 3024  
Tax Year 2017  
MLS# 432910  
Parking Street, Open



**GERRY & DENISE**

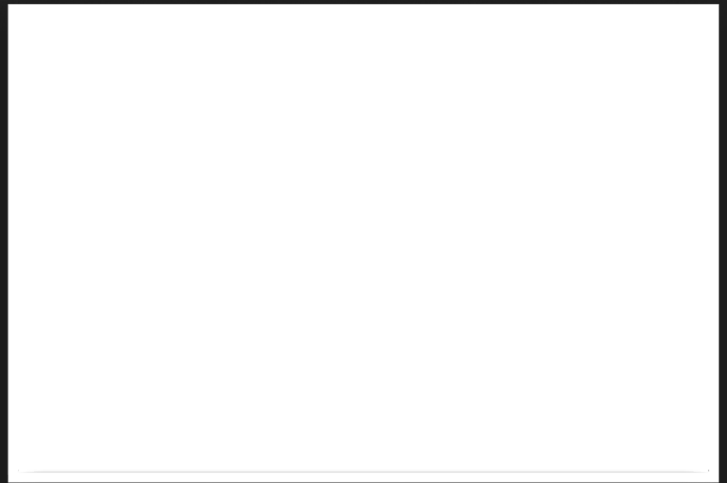
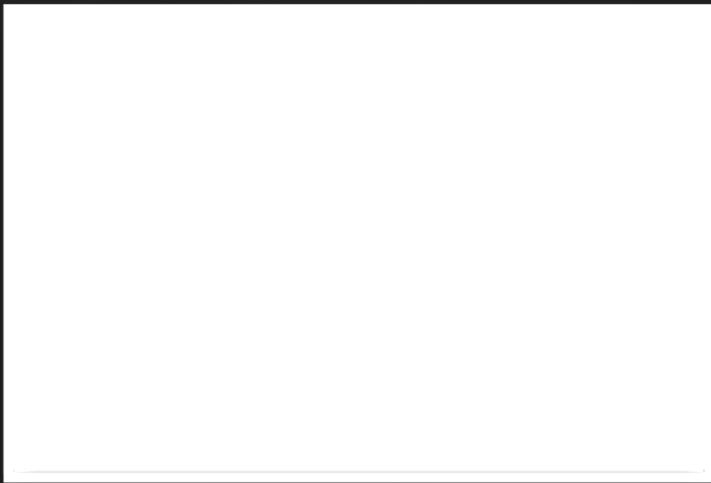
Pemberton Holmes - Ladysmith

Scan this QR  
Code with your  
smart phone



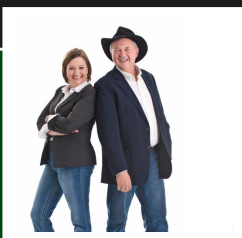
(250) 924-4808  
vanislerealestate@gmail.com  
<http://vanislerealestate.ca>

P.o. Box 1443 - 516 1st Avenue  
Ladysmith, V9G 1A7



## 217 Symonds Street

Where else can you find a 5 bedroom, 2 bathroom home with a large basement and great ocean views, within walking distance to schools, shopping, the waterfront and a hospital. This old house is a little worn from years of family life but has everything needed to be your perfect home. Or it can be a great investment. Zoning allows for a secondary suite and the layout is perfect for a 2 bedroom suite on the top floor (the plumbing is in for a kitchen and full bathroom) with wonderful views over the town and harbour. The main floor is a fully contained 2 bedroom home and there is a large basement that could hold another bedroom or shop or whatever. The 7,200 sq ft lot has room for a garden and outdoor patio. Symonds is a steep street but there is alley access in the back and room for a garage or legal carriage suite. This home has raised many families over the years and is waiting for you to dress it up and do it again.



**GERRY BELTGENS & DENISE**

TUTTLE  
Pemberton Homes - Ladysmith

(250) 924-0113  
vanislerealestate@gmail.com  
<http://vanislerealestate.ca>

P.o. Box 1443 - 516 1st Avenue  
Ladysmith, V9G 1A7