



# 2630 Shawnigan Lake Rd

\$1,199,000



## \*\*\*INVESTOR ALERT\*\*\*

Not only is this property subdividable as it is, it is within the Shawnigan Village Containment Boundary where densification is encouraged & future services are planned. This 1.27 acre parcel is bounded at the front by Shawnigan Lake Rd & on the back by Heald Rd. Whether you choose to subdivide now or use the existing three rental incomes to hold the property for further development, there are many options here! The main house offers 2400 sqft w/4 bdrm, 2 baths & plenty of space for a large family or extended family including a 2 bd self-contained suite with an open living/dining room area up & a 2bdrm suite w/large rec room & living area down. There is also a 30x19 garage/workshop here. The second home, located on the other side of the property with it's own drive, is 1200 sqft, 2 bdrm & open concept w/1 bdrm on the main & a second loft bdrm up. The potential for this property is tremendous. Book your showing today as this one is priced to sell and will not last!

### SPECS & FEATURES

Area	Shawnigan	Age	1969
Bedrooms	6	Taxes	4591
Bathrooms	3	Tax Year	2022
Lot Size	1.27 Acres	MLS#	915064
Floor Space	2400	Parking	Carport/Driveway



To view more info, scan this QR code with your smart phone



**JOHANNSEN GROUP REALTY INC**

[www.jgrealty.ca](http://www.jgrealty.ca)

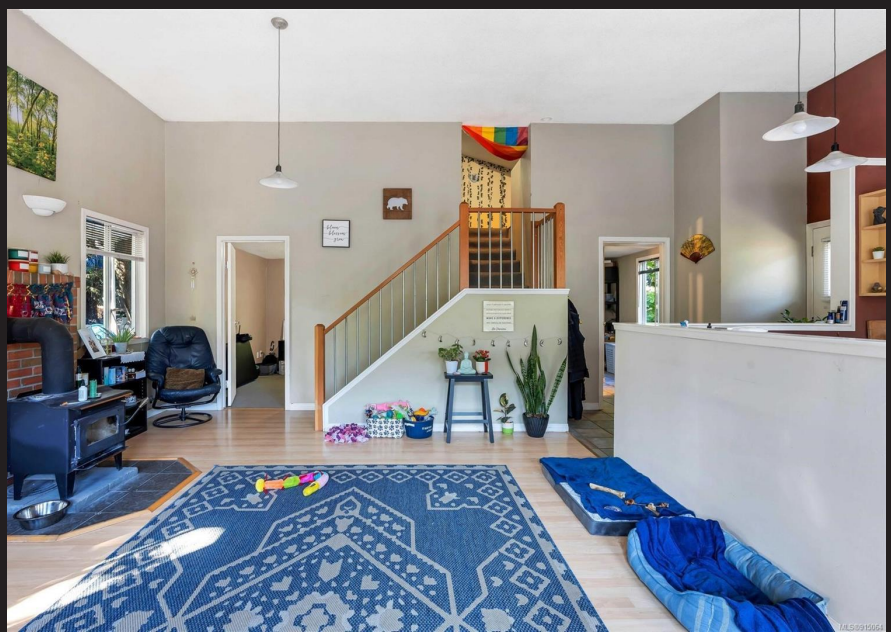
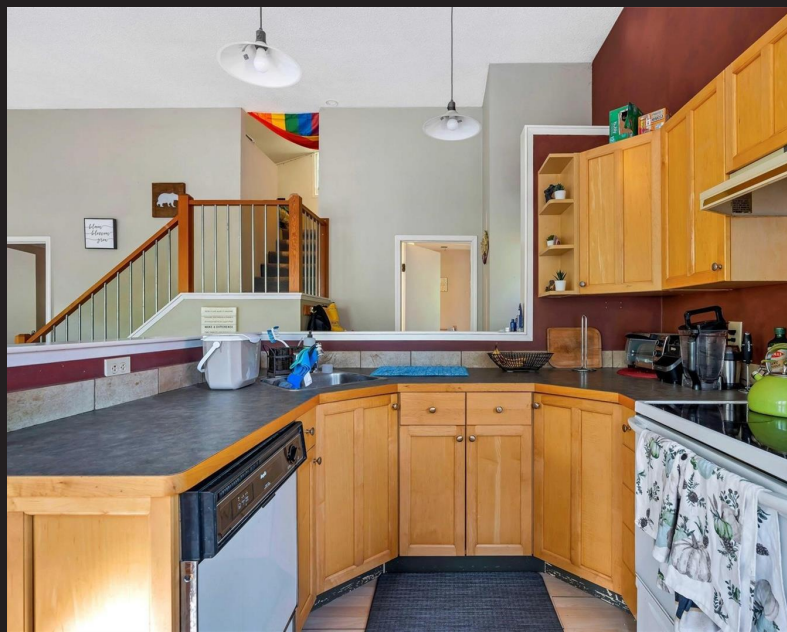
Rod Macintosh - Realtor

Office 250-748-8080

Direct 250-216-5187

[rod@jgrealty.ca](mailto:rod@jgrealty.ca)

# 2630 Shawnigan Lake Rd



**JOHANNSEN GROUP REALTY INC**  
www.jgrealty.ca  
Rod Macintosh - Realtor

Office 250-748-8080  
Direct 250-216-5187  
rod@jgrealty.ca

