



# 1615 Wilmot Ave

\$489,000



## Shawnigan Lake Rancher with Workshop

Where can you find a cute rancher on an easy care 1/2 acre that has a 220 workshop in the basement? This one is within walking distance of the funky Shawnigan Lake village and the best coffee shop around! This 3 bedroom south facing home is two years old and has lots of home warranty left. The 9 foot ceilings give it a bright, airy feeling and the open concept home is wonderful for entertaining. The wood stove and heat pump will ensure that you are warm in the winter and cool in the summer! The property has plenty of room for all of your toys: boat, RV, trailer - not a problem! It is 5 minutes to the highway and close to parks, schools, trails and, of course, walking distance to the lake!

### SPECS & FEATURES

Area	Z3 Shawnigan	Age	2016
Bedrooms	3	Taxes	\$2,624
Bathrooms	2	Tax Year	2018
Lot Size	0.5 Acre	MLS#	442277
Floor Space	1,118 Sq. Ft.	Parking	Open



To view interactive floor plans scan this QR code with your smart phone

### Johannsen Group

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