



2540 South Forks Road | 1,288,000



Sue PERREY
 Results That Move You

PERSONAL REAL ESTATE CORPORATION

ROYAL LEPAGE
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NOT INTENDED TO SOLICIT PROPERTIES ALREADY LISTED FOR SALE



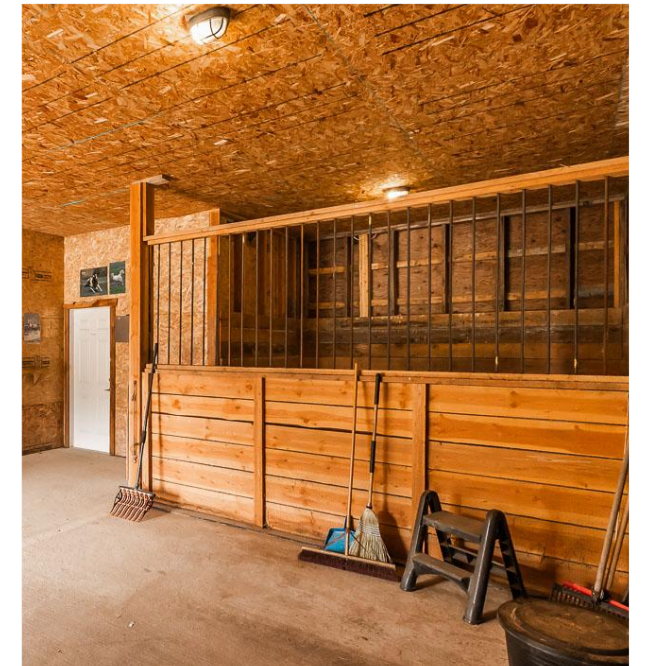
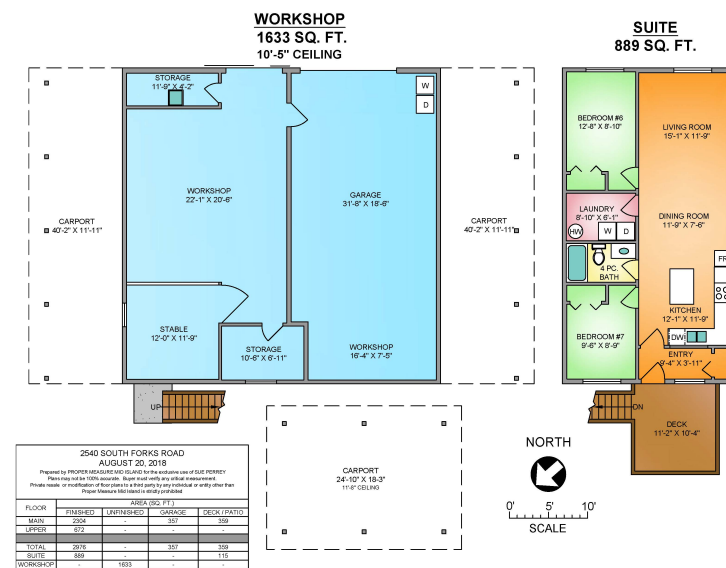
\$ 1,288,000

40X40 SHOP WITH 2 BDRM

SUITE Area Z4 Extension
 Bedrooms 5
 Bathrooms 4
 Lot Size 4.99 ACRES
 Floor 2976
 Space 2005
 Age 4087.52
 Taxes 2018
 Tax Year 445118
 MLS# Garage - Single
 Parking

ROOM MEASUREMENTS

Bedroom	15'11x13'1
Bedroom	15'10x9'10
Bedroom	12'1x9'11
Bedroom	9'6x8'9
Bedroom	12'8x8'10
Bedroom	14'4x10'6
Den	18'6x11'0
Den	10'11x8'4
Den	10'8x8'4
Dining Room	13'8x8'2
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Dining Room	11'9x7'6
Garage	24'9x13'6
Kitchen	9'4x3'11
Kitchen	16'7x10'10
Laundry/Ut	8'10x6'1
Laundry/Ut	7'11x6'7
Living Room	16'7x11'9
Living Room	15'1x11'9
Master Bedroom	16'6x14'10



PRIVACY, ACERAGE , HORSES, SHOP, GARDEN

Looking for that special acreage with newer home and mortgage helper? This is it! beautifully situated on 4.99 acres, this 14 year old home, with 5 bdrms, 3.5 bathrooms, 3 dens. (2976 sqft) and extremely well built. Wrap around deck to enjoy those morning coffees and evening bbq's. Main level living has beautiful wood floors in living,dining and kitchen. Loads of beautiful wood cabinets. Large master bedroom with spa like ensuite. Separate 40x40 shop and barn with 2 bdrm suite above. Barn has tack room and 1 paddock, with room for 2 extra. riding ring. Separate fenced grazing pastures and outdoor areas. Chicken coupe. Backing onto park land with loads of trails for easy riding. 10 minutes to Nanaimo, 20 minutes to ferries and airport. Many bells and whistles in this amazing property! It is worth looking at!