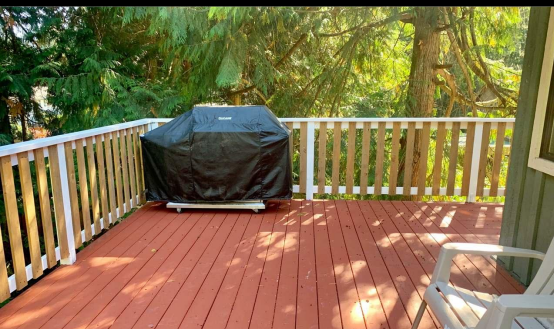




## 2685 Sunny Glades Lane

\$524,900



### Lovely Shawnigan Family Home

With great curb appeal, a functional floorplan and a wonderful woodsy .28 acre sitting at the end of a cul de sac in Shawnigan Lake, this 3 bedroom, 1.5 bathroom, 2,136 sq. ft. house is perfect for that growing family. The home has been lovingly maintained and there's a 3 year young roof, recent paint and upgrades that make this home a pleasure to show. Features include an airtight woodstove, big bright sunroom off the living room area, basement family room, and a workshop and storage space that's part of the laundry area plus an extra-long garage for extra storage. The basement has some unfinished space that could be ideally configured to create "Additional Accommodations" if needed. There's a playhouse and tree ladder in the treed fenced back yard that also has a zoned sprinkler system and lots of garden tool and firewood storage too. This is a great offering so do not hesitate.

#### SPECS & FEATURES

|             |              |          |                 |
|-------------|--------------|----------|-----------------|
| Area        | Z3 Shawnigan | Age      | 1976            |
| Bedrooms    | 3            | Taxes    | 3051            |
| Bathrooms   | 2            | Tax Year | 2019            |
| Lot Size    | 0.28         | MLS#     | 461706          |
| Floor Space | 2136         | Parking  | Garage - Single |



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