



# Shawnigan Lake Rancher

\$589,000 2336 Larsen Road



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Love where you live, this stylishly updated 1471 sq. ft level entry 3-bed, 2-bath rancher on a 5' (Slanted) crawl space awaits you. The open concept floor plan flows nicely from the foyer to the cozy living room. Vinyl windows throughout keep the warmth from the 5 year old woodstove perfect for family nights in. Enjoy meals together either in the bright dining area or on sunny days on the 350 sq ft deck. Both are located directly off the well laid out kitchen.

Outside you will find a newer roof (2016), a wood shed and a heated garden / storage shed. Nestled on .21 acres, surrounded by nature on a no-thru road. Minutes away from Shawnigan lake beaches, the historical Kinsol Trestle and Cowichan Valley trail, wineries, world class schools, golf courses and recreation centres. Live where you love, book your family viewing today.

Area	Z3 Shawnigan	Age	1988
Bedrooms	3	Taxes	3369
Bathrooms	2	Tax Year	2019
Lot Size	0.21	MLS#	463896
Floor Space	2678	Parking	2 Spaces, Garage - Double



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



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