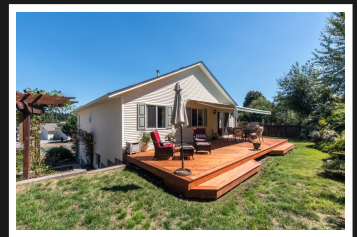


PEMBERTON  
HOLMES

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# FAMILY HOME, ROOM TO GROW

1371 Birchwood Road

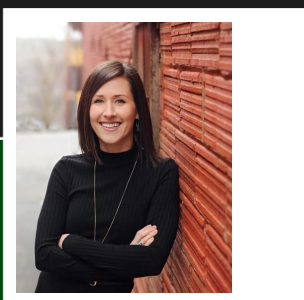


## 1371 Birchwood Road

This turnkey private home is tucked away yet located close to town, schools, recreation and shopping. The yard has BI-sprinkler system, landscaped and terraced gardens, a very welcoming cedar deck, side patio area and raised veggies beds. Walk in the front door to a clean and bright entrance or office area next to the laundry room. Upstairs is a welcoming living room, with its crown molding and natural gas fireplace, which overlooks the neighborhood and some distant mountains. This 3 bed 2 bath has hardwood and brand new carpets. The master bedroom boasts three closets and an lovely en-suite. Downstairs the unfinished area is roughed for a 3rd bathroom and either 2 additional beds or 1 bed and a family room. The one car garage is over-sized allowing for an indoor workshop space. The back of the property connects to endless trail systems that are minutes to a playground and a sports field.

**Priced at**  
**\$509,900**

Area	Z3 Ladysmith	Age	2007
Bedrooms	3	Taxes	3544
Bathrooms	2	Tax Year	2017
Lot Size	0.23	MLS#	444378
Floor Space	2152	Parking	Garage



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Pemberton Holmes - Duncan

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