



2838 ACACIA DRIVE
Colwood, BC

\$859,900

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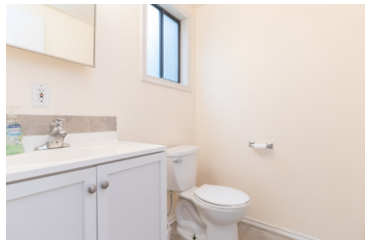
JOHANNSEN
Group Realty Inc.

Cell: 250.732.1863
Office: 250.748.8080
adam@adamballrealty.ca

www.adamballrealty.ca

1B-2753 Charlotte Road, Duncan, BC, V9L 5J2





Price: \$859,900

Bedrooms: 4

Bathrooms: 2

Floor Space: 1,466 sq ft

MLS# 929688

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Make sure to take a look at this family-friendly residence situated in a peaceful neighbourhood at the end of a cul-de-sac. It is conveniently located close to schools, trails, and all amenities. This charming abode boasts four bedrooms and two bathrooms, and measures 1,466 sq ft. You'll love the inviting living room that seamlessly flows into the dining room, which provides access to the rear patio. The kitchen features a lovely view of the private backyard, complete with a fire pit and garden shed. Additionally, the fourth bedroom on the main level can easily be used as a family/media room if desired. Upstairs, you'll find three generously-sized bedrooms and the main bathroom. This home comes equipped with a single-car garage and room for RV parking. This cherished home is awaiting your personal touches to truly make it your own. Added bonus, it has a new roof, gutters, and downspouts. Don't miss your chance to own this competitively priced gem!

AB ADAM BALL
REAL ESTATE PROFESSIONAL

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Property Notes

Roof, gutters and downspouts are 3 years old
Single Car garage + RV parking
Paved driveway and ample parking
Private back yard
Quiet street, home located at the end of cul-de-sac
Steps to shopping, restaurants and trails



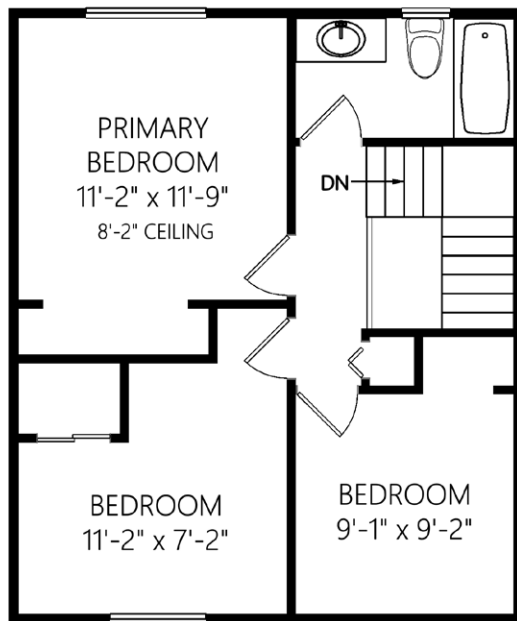
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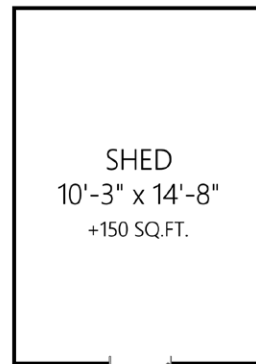
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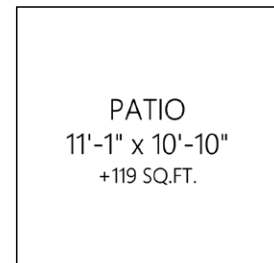




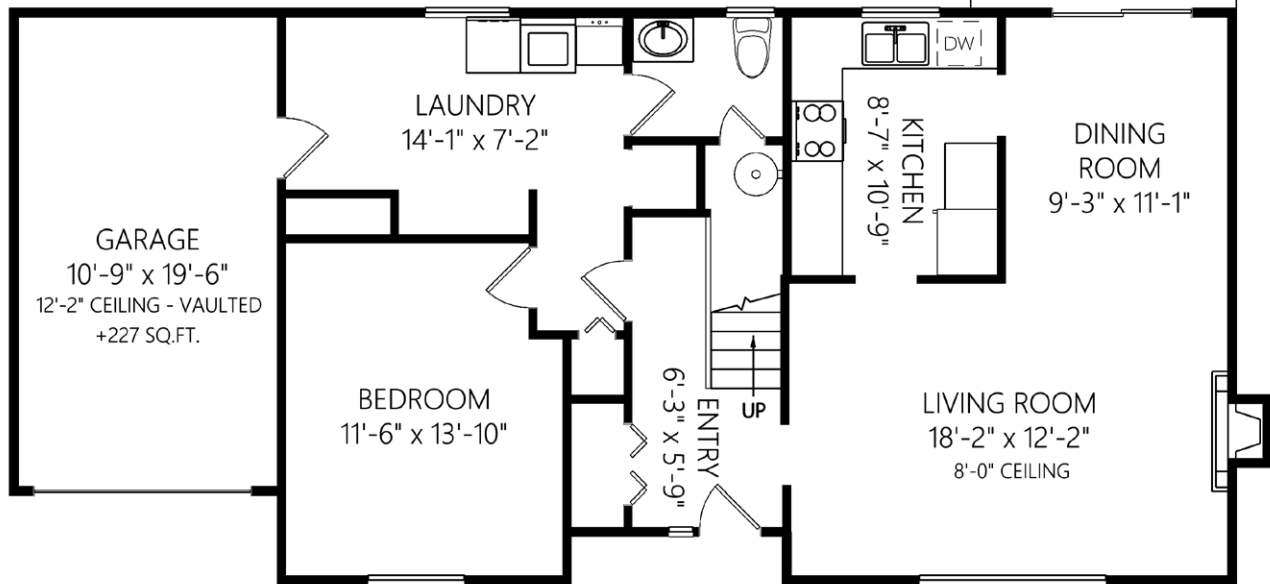
UPPER LEVEL
522 FINISHED SQ.FT.
+ ADDNL. SQ.FT. WHERE NOTED



MAIN LEVEL
944 FINISHED SQ.FT.
+ ADDNL. SQ.FT. WHERE NOTED



* DOES NOT REP. ACTL. LOCATION



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Upper Level	522	0	522
Main Level	944	0	944
Garage	0	227	227
Total	1466	227	1693

Shown length and width dimensions are approximate.
Area sq.ft. is representative of the on-site measurements. (1" accuracy)



Figures, Calculations, and Representations are for indicative and promotional purpose only.
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