

116-3248 SHERMAN RD

Duncan, BC

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AB **ADAM BALL**
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Floor Space: 1,096 sq ft
Bedrooms: 2
Bathrooms: 3
Strata: \$382/month
MLS# 1021601

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Welcome to **Moonlight Ridge** - where you get **TWO ensuites & TWO parking spots!** Quietly situated towards the rear of the development this beautifully designed & energy efficient near new 2 bed, 3 bath home is clean, tidy & move in ready.

Conveniently located within walking distance to transit, trails, parks, grocery store, eateries, schools, shopping & downtown. This home offers an attractive lifestyle for families or those looking to simplify. The inviting main floor features modern colours & finishes, gorgeous flooring, crown moulding, stylish kitchen w/island, quartz, SS appliances, dining area, 2pc guest bath, storage & access to a private west facing back patio.

Upstairs you will find the laundry & two sizeable bedrooms, both with ample closet space & stunning ensuite bathrooms (it's like having two primary bedrooms). Making this an ideal & attractive layout for families, roommates or investors. HRV system, 1 dog or 2 cats allowed, rentals allowed, no age restrictions, quartz counters throughout, heated/lit crawl space for storage, remaining New Home Warranty & more.

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Property Notes

Built in 2022 - still under home warranty

Two ensuites

Two parking spots

1 dog or 2 cats

Walking distance to Country Grocer, shops, restaurants, schools, sports fields, trails and more

Heated crawlspace

HRV System

Rentals allowed

West facing patio for sunsets

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Area (Sq.Ft.)	Finished	UnFin.	Total
Main Level	540	0	540
Upper Level	556	0	556
Total	1,096	0	1,096