

INFORMATION PACKAGE

71-10980 WESTDOWNE ROAD, LADYSMITH



Welcome to comfortable, easy living in Ladysmith! This well-cared-for single-wide home offers plenty of recent updates, including windows, flooring and heating.



Inside, vaulted ceilings create a bright, open feel, while a built-in China cabinet adds a touch of charm & extra storage space. The primary bedroom features convenient Jack-and-Jill access to the main bathroom, complete with double sinks, a soaker tub and separate shower. A second bedroom includes a 2 piece ensuite, perfect for guests.



Outside, enjoy a covered deck, mature landscaping and a partially fenced yard, along with a carport and attached workshop for extra storage and hobbies.

Park amenities include a seasonal swimming pool and clubhouse, adding even more to enjoy. A great opportunity to settle into a comfortable home in beautiful Ladysmith on Vancouver Island!



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Information provided in this package is believed to be accurate, however it is ultimately the responsibility of the Buyer to verify anything contained herein if it is being relied upon in making an offer on this property. This information is provided as a courtesy. There are no representations or warranties provided by the Listing Agent or the Seller(s).

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Bedrooms: 3

Bathrooms: 1.5

Living Space: 1,161 Sq.Ft

Water Source: Municipal

Sewer Supply: Community Septic

Heat Source: Heat Pump / Forced Air

Year Built: 1987

Roof: Metal

Construction: Manufactured

Parking: Carport

Pad Fee: \$575/mo

Property Taxes: 2026 \$1,291

Property Assessment: 2026
\$ 204,000

Additional Notes:

- 10 windows new 2026
- New laminate flooring hallway 2025
- New Fence 2025
- New furnace & heat pump 2025
- New Washing machine 2025
- Stove & dishwasher 2024 (second hand)
- New flooring in bathroom 2024
- New grass yard & gardens 2024



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