

INFORMATION PACKAGE

15-658 ALDERWOOD DRIVE, LADYSMITH



Welcome to Rocky Creek Village, arguably one of the nicest parks in the Cowichan Valley! And, as a former show suite, this 2 bedroom, 2 bathroom home is one of the nicest in the park!



The bright, open concept main living area features generous windows and skylights throughout, a spacious kitchen with stainless steel appliances, lots of cupboard space and bay eating area, living room with cozy gas fireplace and easy access to the patio with retractable awning, perfect for BBQs and a shady retreat when needed.



The well laid out plan situates bedrooms at either end of the unit, creating ample privacy for owners and guests. The primary bedroom includes a generous ensuite complete with separate shower and soaker tub.

Covered parking in the attached carport, detached storage shed for your tools and hobbies, low maintenance landscaping, upgraded pex plumbing throughout and a new gas hot water tank installed in 2025 too!


Come explore easy retirement living in this desirable 55+ community!


ELITE
REAL ESTATE TEAM




**PEMBERTON
HOLMES** • 1887
REAL ESTATE COWICHAN VALLEY


JEN ALEXANDER

 (250) 252-7717

 jen@RealEstateEliteTeam.com


ALLY EARLE

Personal Real Estate Corporation

 (250) 710-8794

 ally@RealEstateEliteTeam.com

JENNEY MASSEY

 (778) 971-1517

 jenney@RealEstateEliteTeam.com

INFORMATION PACKAGE

15-658 ALDERWOOD DRIVE, LADYSMITH



Bedrooms: 2

Bathrooms: 2

Living Space: 975 sq. ft.

Water Source: Municipal

Sewer Supply: Municipal

Heat Source: Natural Gas/forced
Air, Gas Fireplace

Year Built: 1993

Roof: Asphalt Shingle

Construction: Modular

Parking: Carport, Driveway

Property Taxes: 2024 \$1,053

Property Assessment: 2025
\$205,000

Pad Fee: \$640/Mo

CSA: S13295

Additional Notes:


- Adults only (55+)
- Pets allowed with restrictions
- New Hot Water tank 2025
- New Pex Plumbing throughout 2025
- Patio w/Retractable Awning


ELITE
REAL ESTATE TEAM




**PEMBERTON
HOLMES** • 1887
REAL ESTATE COWICHAN VALLEY


JEN ALEXANDER

 (250) 252-7717

 Jen@RealEstateEliteTeam.com


ALLY EARLE

Personal Real Estate Corporation

 (250) 710-8794

 Ally@RealEstateEliteTeam.com

JENNEY MASSEY

 (778) 971-1517

 Jenney@RealEstateEliteTeam.com