

INFORMATION PACKAGE

130 ARBUTUS CRESCENT, LADYSMITH



Enjoy breathtaking sunrises over the Gulf Islands and North Shore mountains in this spacious family home, offering over 2,000 sq. ft. living space.



Ideally located in a quiet, family-friendly neighborhood in Ladysmith, this 5-bedroom, 2-bathroom home enjoys fantastic ocean views & lots of natural light thanks to large picture windows & sliders in the living room, dining room and kitchen.



Step outside to the expansive deck, partially covered for year-round use, perfect for entertaining or simply relaxing while taking in the views. The fully fenced backyard backs onto a peaceful greenspace, providing privacy and a natural setting for children or pets to play.


Additional highlights include a versatile layout, ample storage, and close proximity to schools, shopping, and other amenities. This home is the perfect blend of space, scenery, and convenience—ideal for growing families or anyone looking to enjoy the best of West Coast living.


ELITE
REAL ESTATE TEAM




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


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Bedrooms: 5

Bathrooms: 2

Living Space: 2,092 Sq.ft

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Baseboard Electric

Year Built: 1973

Lot Size: 0.21 Acre

Roof: Asphalt Torch On

Construction: Frame

Parking: Garage

Property Taxes: 2024 \$4,589

Property Assessment: 2025
\$660,000

Additional Notes:


- Elevated Ocean Views
- Gas Fireplace in Family Room
- Wood Burning Fireplace in Living Room
- Big Partially Covered Deck
- Great Neighbourhood


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