

# CHRIS BARRON

## REAL ESTATE



319 Bernard Ave  
Parksville



Single family home in the heart of Parksville





**2 Bed, 1 bath, 792 sqft main home, with detached 434 sqft workshop**





#### Property Matrix

**792 Sq Ft**  
Total Finished

**792 Sq Ft**  
Main Level

**434 Sq Ft**  
Detached Shop

**170 Sq Ft**  
Shed (Not Shown)



All measurements are approximate and should be verified by the Buyer if important.

**319 Bernard Ave**  
Total Finished Area - 792 Sq Ft



## 2 Bed, 1 Bath Single Family Home

If you are looking for an affordable home, on a good-sized lot and close to amenities; look no further. The 792 sqft, 2 bedroom 1 bathroom home, sits on a .234 of an acre lot. The thoughtful floor plan gives good separation between the bedrooms and the common living spaces. The woodstove provides great ambience while also easily providing a great secondary way to heat your home. There is also a 434 sqft detached space, connected by a covered breezeway/carport that could be used as a workshop, rec room or anything your heart desires. This home is located just steps away from downtown Parksville and the beautiful Parksville Community Park. The brand new Quality Foods is also being built just a block away. You will also find Springwood Elementary School, Springwood Park and the trails of the Parksville Wetlands within walking distance.

## FEATURES

Style: Rancher  
Living Area: 1226 sqft  
Bedrooms: 2  
Bathrooms: 1  
Taxes: \$2301 (2019)  
Year Built: Unknown

## AMENITIES

Garden area, woodstove detached workshop, RV Parking, fully fenced





**Fully Fenced .234 of an acre yard ready for your green thumb!**



**Chris Barron**

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