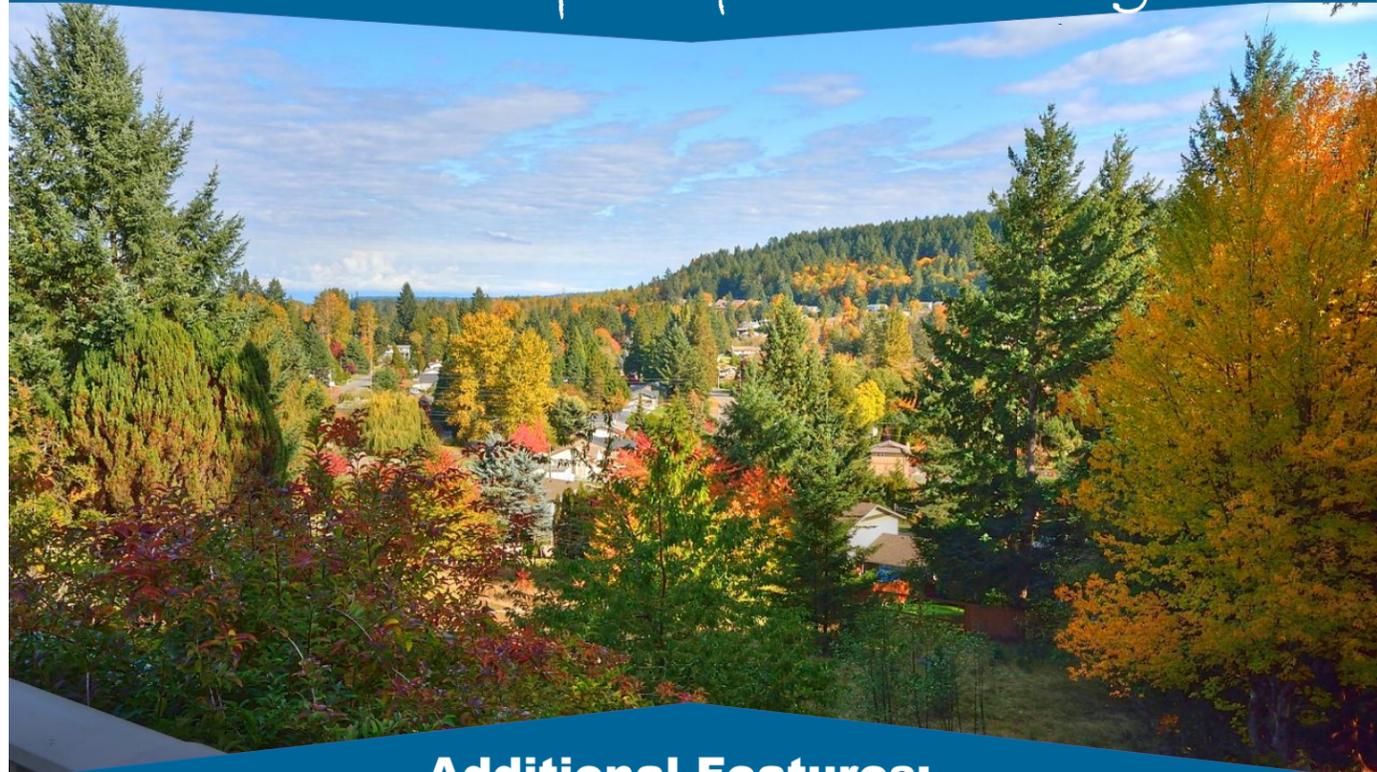


Thank You for Visiting



Additional Features:

- Vaulted Ceilings
- Beamed Ceilings
- Gleaming Laminate floors
- Pellet Stove (Lowers Heating Costs)
- Level Entry
- Extra parking for your RV or other "toys"
- Gardening Shed
- Children Friendly Neighbourhood
- No Through Street

URListed by

Fred Pollock

250.739.0982

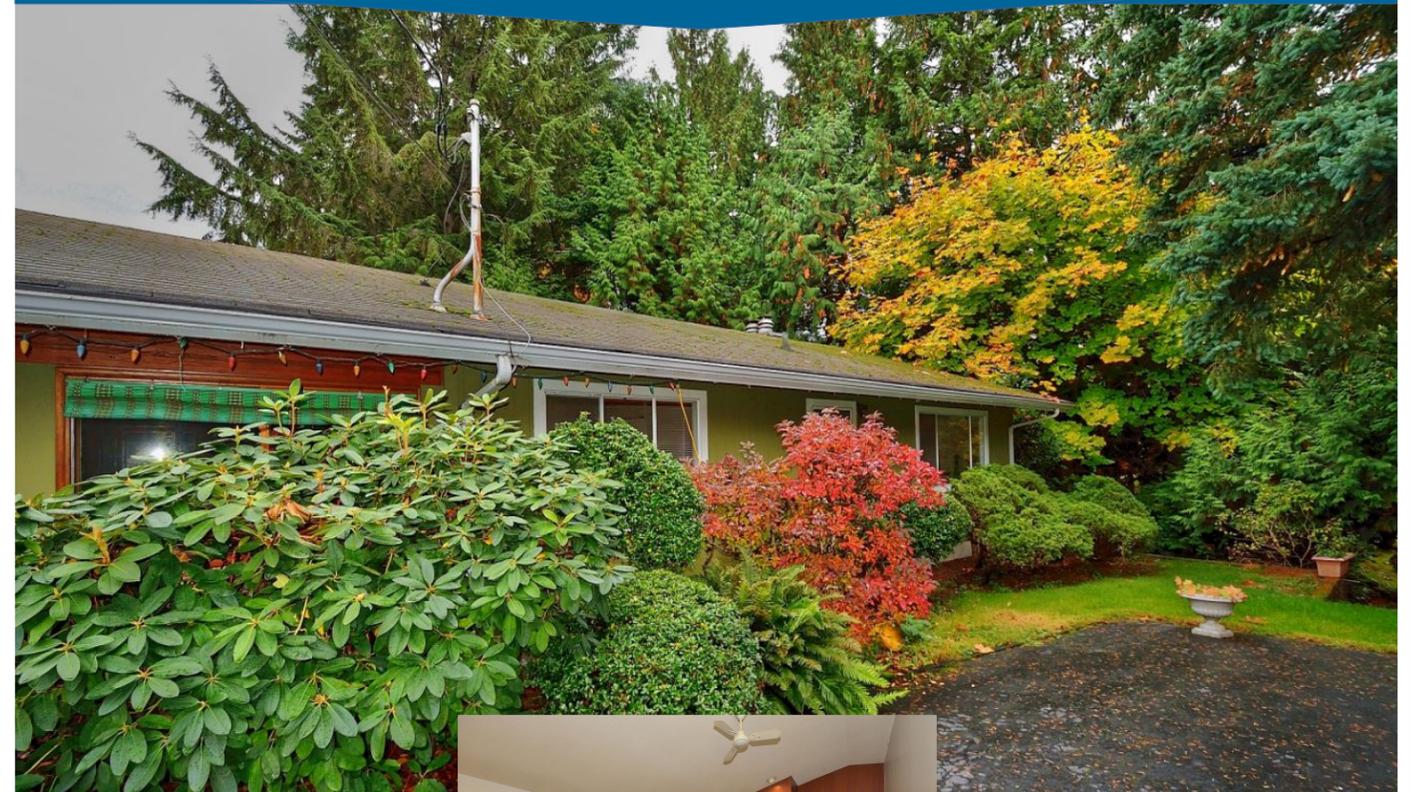
Frederick@URListed.ca

URListed.ca



Harbour Realty

2048 Cinnabar Drive



Beautiful Family Home on Stunning Lot!

Living Area: 2394 sq. ft.

Lot Size: .63 acres

List Price: \$549,000

Professionally Marketed By:

URListed by

Fred Pollock



Harbour Realty



The long time owner has decided to move from this beautiful and well-cared family home on .62 acres of STUNNING, which includes a pond, creek & ravine!

Inside, the inviting living room with vaulted ceilings has nice real wood burning fireplace. There is loads of natural light from ample windows, and a sunny deck off the back. The carport is double vehicle and there is big area for a RV or boat alongside the garage. Room for many cars on the parking pad and is great for family get togethers. Wow!



Main Level



Room Dimensions:

Main Level:

Living Room: 17' x 14'
 Dining Room: 17' x 10'
 Other: 8'6" x 7'6"
 Kitchen: 18' x 9'2"
 Master Bedroom: 13'2" x 12'2"
 Bedroom: 12'2" x 10'
 4pc Bathroom

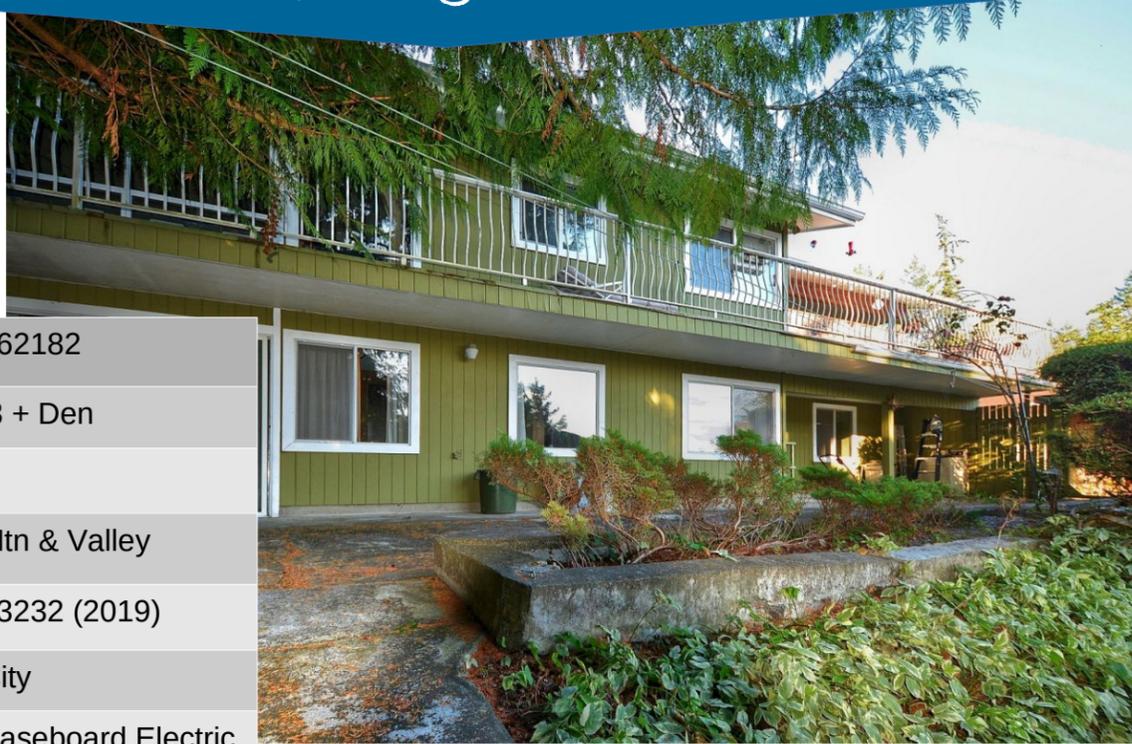
Room Dimensions:

Lower Level:

Family Room: 19' x 16'10"
 Den: 9' x 8'6"
 Bedroom: 12'2" x 9'2"
 Laundry Room: 12'9" x 9'6"
 Other: 7'2" x 4'9"
 Other: 11'2" x 7'9"
 Storage: 15'2" x 6'7"
 3pc Bathroom



Property Details



MLS#	462182
Beds	3 + Den
Baths	2
View	Mtn & Valley
Taxes	\$3232 (2019)
Water	City
Heating	Baseboard Electric
Parking	Carport plus more
Age	1976

Area Details

This fabulous home is situated in Cinnabar Valley, truly an urban setting in a suburb. There are endless hiking trails weaving their way through the valley, through forests and fields, rivers and lakes. Hike, bike, roller blade, or walk some or all of the of Parkway Trail, or enjoy the variety of Wildlife at Richard's Marsh.

While it has that urban feel, Cinnabar Valley has all the amenities of the city. Elaine Hamilton Park has a full sized soccer field & two baseball diamonds. Cinnabar Valley Park has tennis courts, basketball hoops, and a playground.

There is plenty of shopping nearby . . . Southgate Shopping Center and South Park Mall have everything from gyms to banks to bakeries. There are SUPERB pubs & restaurants nearby.

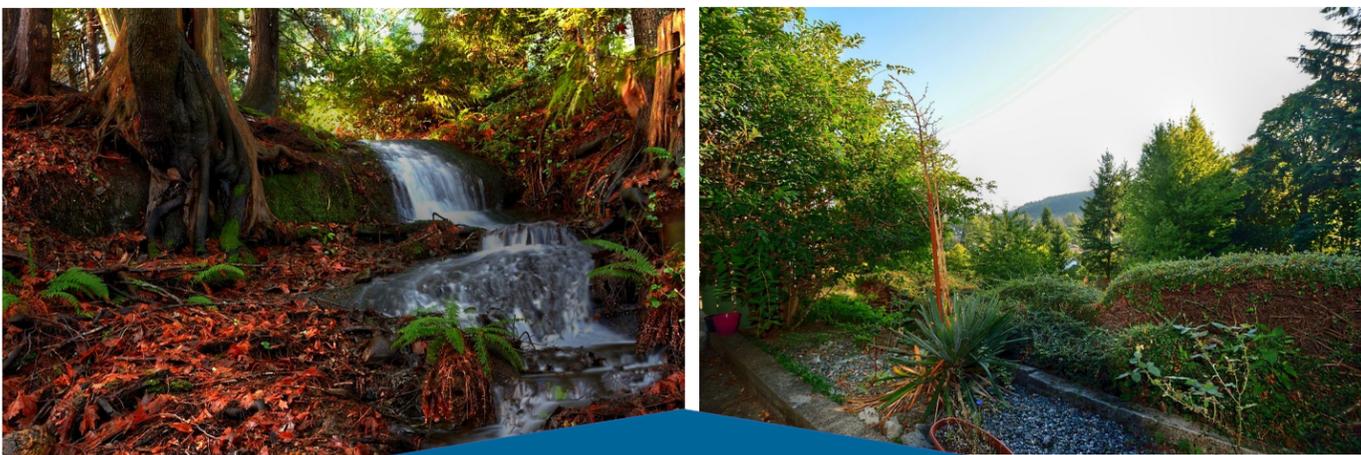
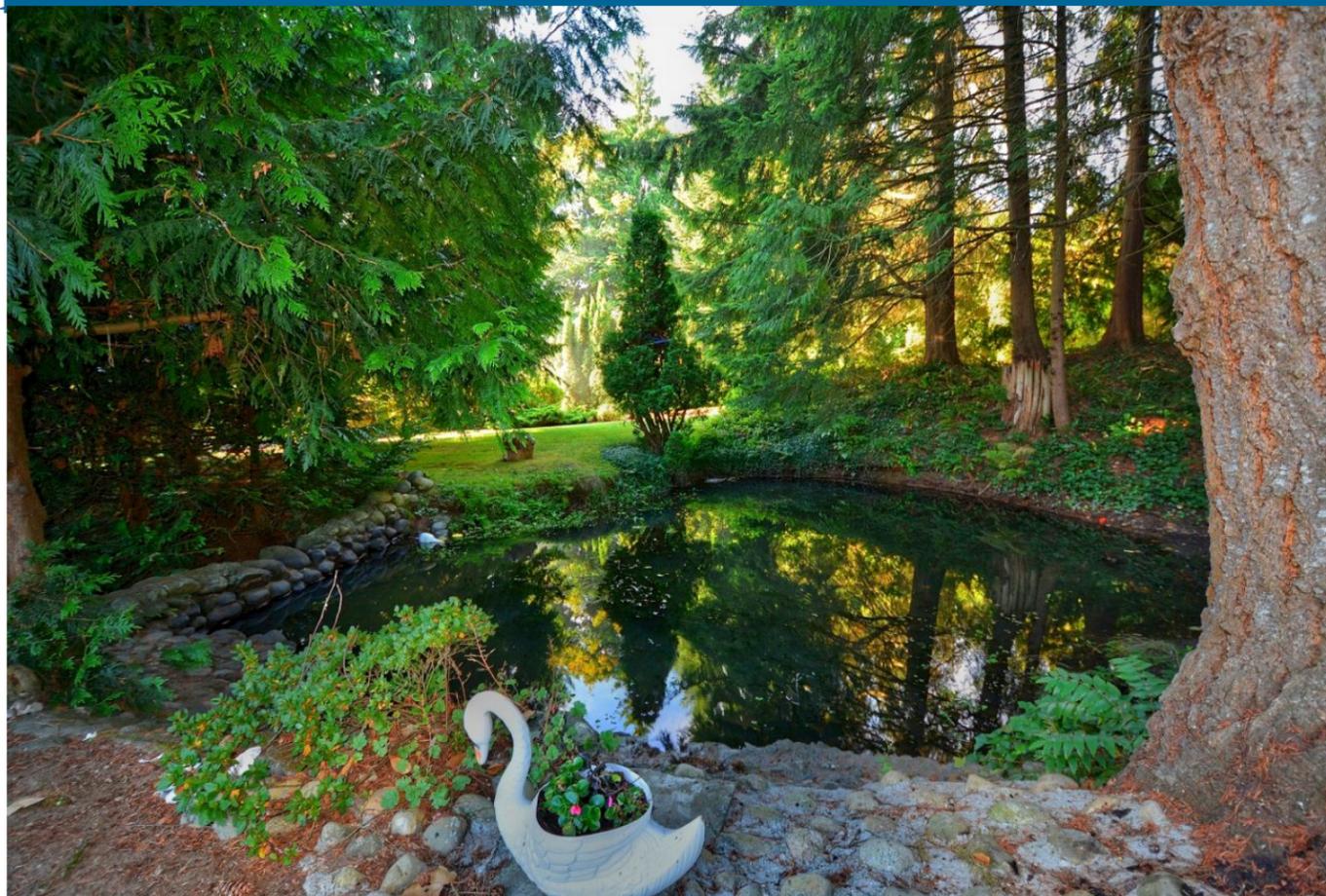
There are 3 Elementary schools; Cinnabar Valley Elementary, Chase River Elementary, and South Wellington Elementary. Cedar Community Secondary is the high school in the area.

Want to know more about Cinnabar Valley? Visit www.urlisted.ca/cinnabarvalley



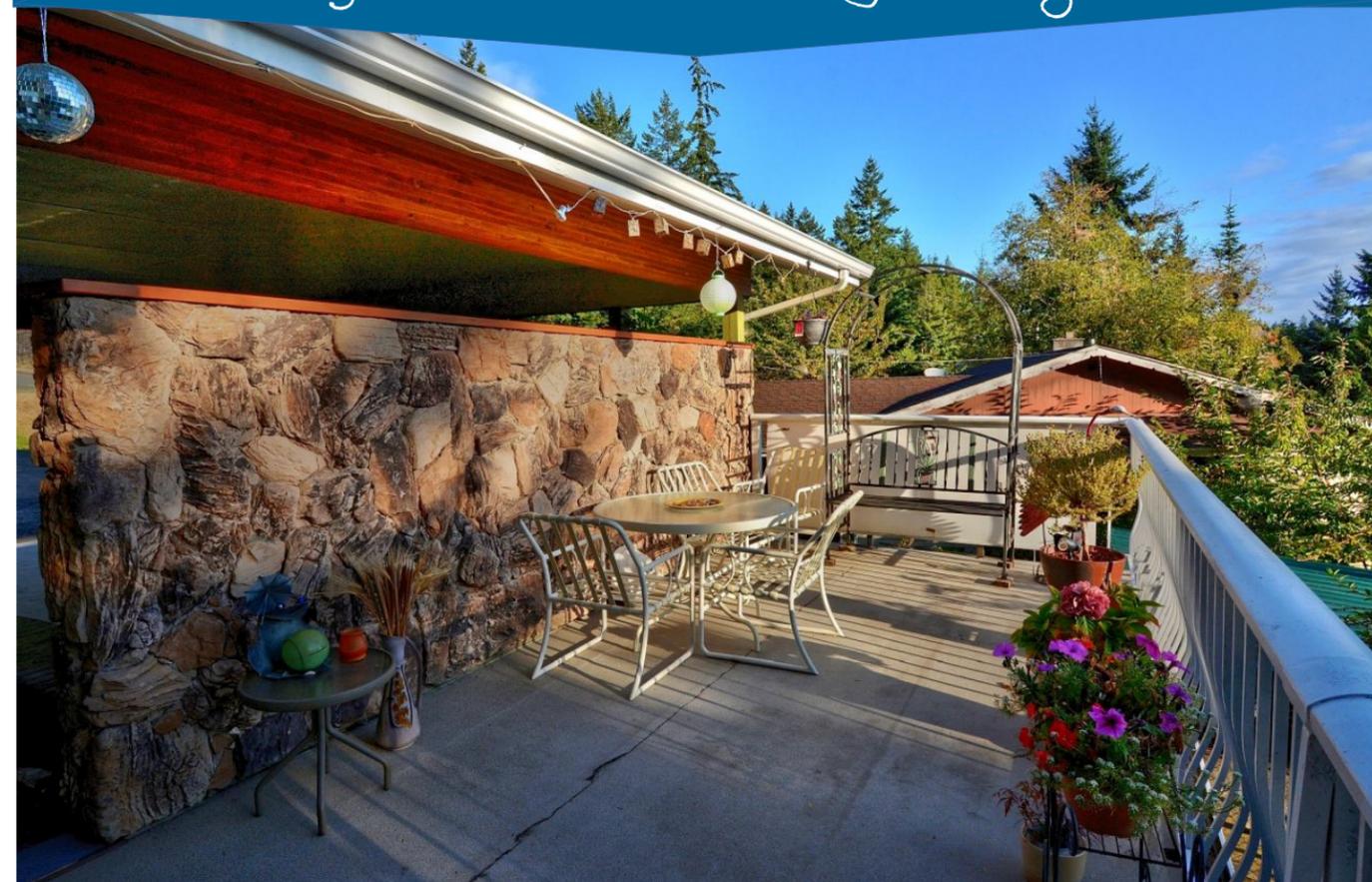
There is a bonus Sunroom

Large private yard



Photos, Virtual Tours,
3D Fly-overs, Home Designer & MUCH More Info on
this Home can be seen at
URListed.ca

The bright deck has Mtn. & valley views



The lower level has a big windows, a lovely bar area, a wood pellet fireplace, and some beautiful stain glassed windows. There are patio doors opening onto a lower deck. The laundry area is large, there is plenty of storage, and there is a fantastic inside workshop area.

