

Magnificent Ocean Views!

1.81 Acres! Hurry!

\$780,000.
700 Russell Road

Virtual Tours
Photos &
More at
chris-martin.ca

Amazing
View!



The scenery from this residential zoned (R1) property is spectacular and boasts magnificent ocean views of the Southern Gulf Islands and snow-capped coastal mountains. On a clear day, Mt. Baker can also be seen. This rectangular 1.81 acre property, which is located between two paved roads, provides municipal water, municipal sewer, fire hydrants, power and natural gas at each end. Develop and subdivide this property into smaller lots or build a dream estate in one of Ladysmith's best neighbourhoods. Perhaps the next lucky owner will choose to live in this property's spotless and very well cared for home or rent it and hold the property for future considerations. This 3 bedroom + den and 2 bathroom home is sun filled with many large thermal windows, 3 sun tunnels and an open floor plan. The roof is only 6 years old, and there is a newer natural gas-fired boiler that provides energy efficient radiant heating. The upstairs and downstairs have separate thermostats. The living room and recreation room have natural gas fireplaces, which add to the comfort and ambience of the home. The recreation room offers rear patio access, which opens onto a sun-drenched private backyard

with many exotic trees, fruit trees and shrubs that showcase changing seasonal colours. A front balcony, covered parking, garden shed, and detached garage/shop with 220 wiring, water and workbenches complete this distinctive property. Hurry, this clean home, shop and yard are in immaculate condition and will sell quickly. You simply will not see a tidier property. Located in friendly Ladysmith, BC, there are great schools, parks, beaches, marinas and shopping; the airport and ferry terminals are only a short drive away. Call now to view this unique property. All data and measurements are approximate and should be verified if important.

For more information, photos and virtual tour,
please visit www.chris-martin.ca.

Home: 2014 Sq Ft | Bedrooms: 3 | Baths: 2 | Taxes: \$3,563. (2015 Before grant)



RE/MAX
OF NANAIMO

1-5140 Metral Drive,
Nanaimo, BC V9T 2K8

Each office is independently
owned & operated

This is not intended to
solicit properties already
listed for sale.

CHRISMARTIN
A name to remember!

Additional photos, virtual tours and more at www.chris-martin.ca
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PERSONAL REAL ESTATE CORPORATION

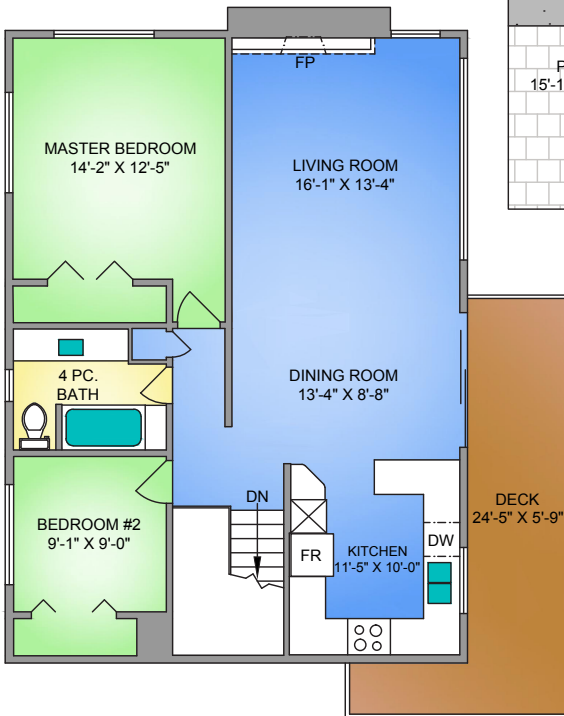


Floor Plan

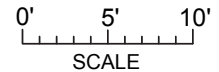
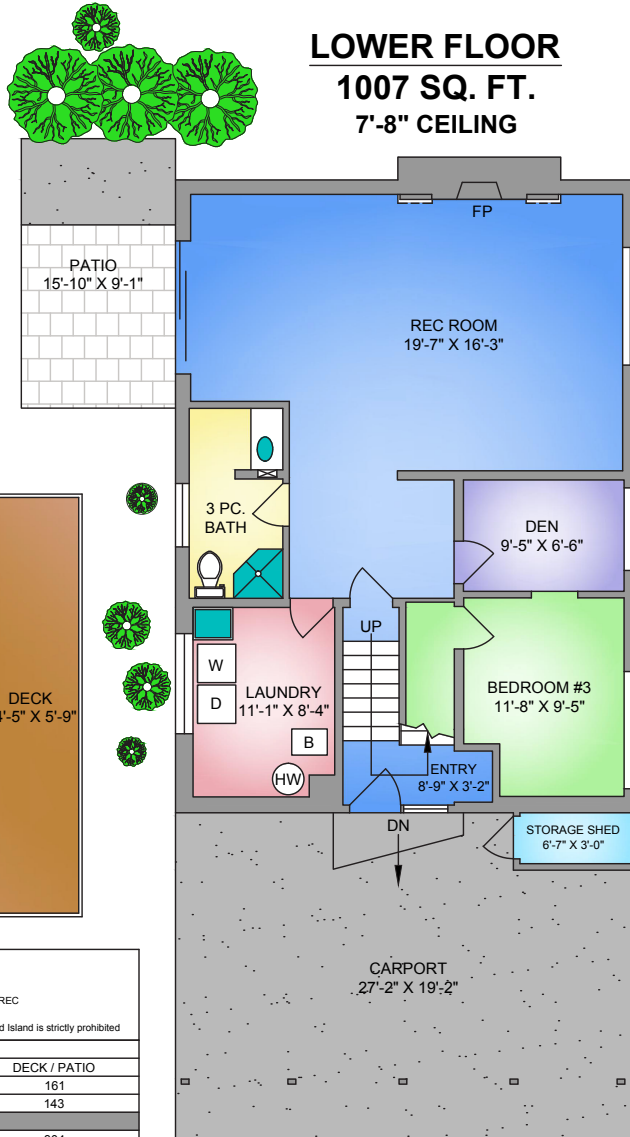
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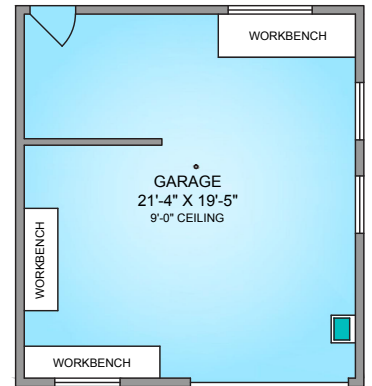
MAIN FLOOR 1007 SQ. FT.



LOWER FLOOR 1007 SQ. FT. 7'-8" CEILING



GARAGE 457 SQ. FT.



700 RUSSELL ROAD MAY 19, 2017			
Prepared by PROPER MEASURE MID ISLAND for the exclusive use of CHRIS MARTIN PREC Plans may not be 100% accurate. Buyer must verify any critical measurement. Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited			
FLOOR	AREA (SQ. FT.)		
	FINISHED	UNFINISHED	DECK / PATIO
MAIN	1007	-	161
LOWER	1007	-	143
TOTAL	2014	-	304
GARAGE	-	457	-

250-616-2482
PROPER MEASURE™ MID ISLAND
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