

# Affordable Home with Suite

31 Lebarz Road | \$499,900



Congratulations, you just found your new home! This affordable home, with an authorized one bedroom suite, is located upon a private .26 acre lot within a quiet neighbourhood of Chase River. There is covered parking, two separate driveways and RV parking. Parks, bus service & school are only a short walk from this renovated four bedroom plus a den & three bathroom home. The home & suite both benefit from separate energy efficient heat pumps & sound dampening materials between the shared walls & ceiling. The upper & lower levels each have a private entrance, newer appliances & separate laundry areas too. This 1,987 sq ft home also provides engineered hard wood flooring throughout, updated light fixtures throughout & three completely renovated bathrooms boasting soaker tubs, tile surrounds, new vanities & low flush toilets. Hurry, this buyer-friendly home, with easy care landscaping, will sell quickly. Act Now! All data & measurements are approximate.

Home: 1,967 | Bedrooms: 4 | Baths: 3 | Taxes: \$2,744. |



Each office is independently owned & operated  
OFFICE 250.751.1223  
This is not intended to solicit properties already listed for sale.



Additional photos, virtual tours and more at

[www.chris-martin.ca](http://www.chris-martin.ca)

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*A name to remember!*

# Floor Plans

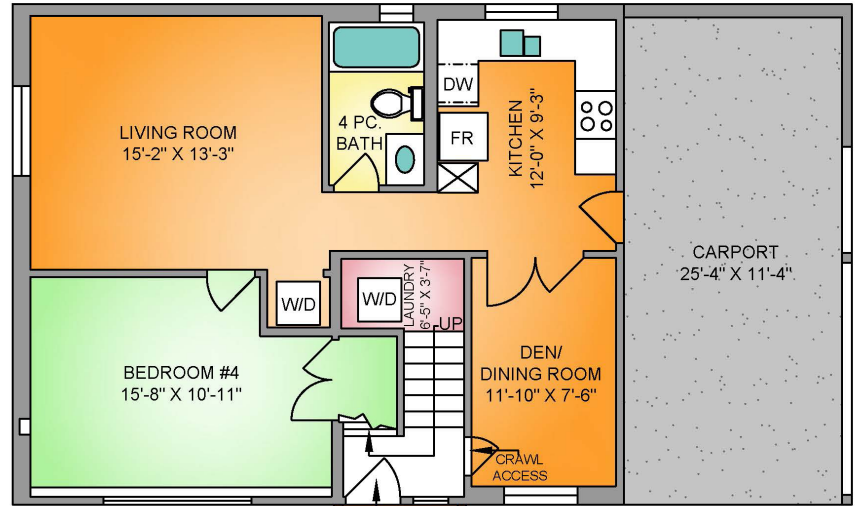
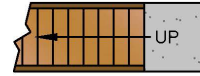
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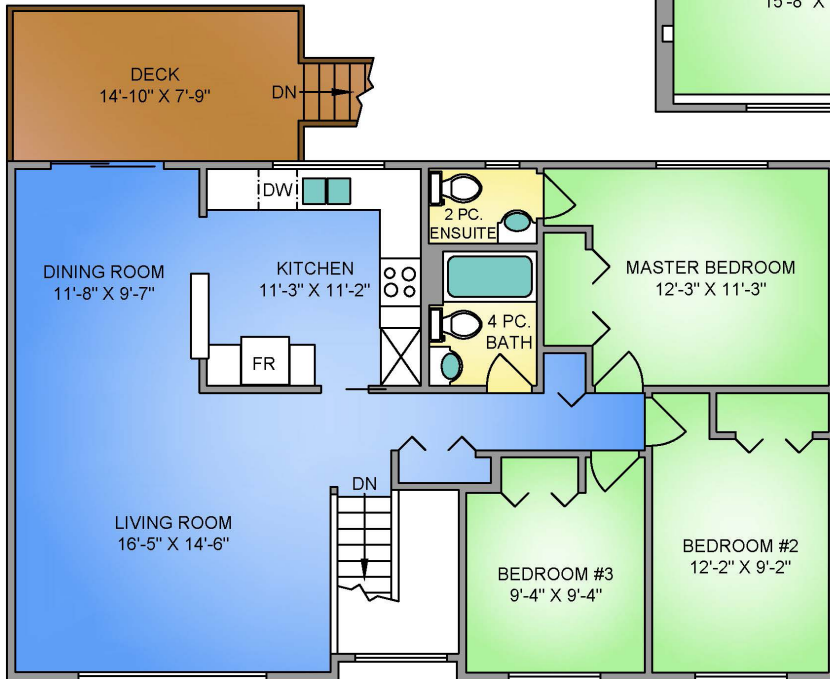
**PROPER MEASURE**  
FROM PRECISION TO PERFECTION

250-616-2482  
PROPER MEASURE™ MID ISLAND  
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## LOWER FLOOR 828 SQ. FT.



## MAIN FLOOR 1159 SQ. FT. 8'-2" CEILING



NORTH



0' 5' 10'

SCALE

31 LEBARZ ROAD  
AUGUST 21, 2018

Prepared by PROPER MEASURE MID ISLAND for the exclusive use of CHRIS MARTIN  
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       | DECK / PATIO |
| MAIN  | 1159           | 117          |
| LOWER | 828            | -            |
| TOTAL | 1987           | 117          |



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