



Harbour View Acreage

\$999,000



Awake each day to the beautiful sunrise views over Ganges Harbour, which never fail to impress from this sunny and private 3.68 acre property. The grounds are delightful with mature landscaping, fruit trees and are fully fenced, making an ideal location for a hobby farm or market garden. Impeccable, spacious and classic Tudor style home of 3,920 sq. ft. is tastefully appointed and features main floor living, vaulted ceilings in living room and a focal stone fireplace, quality oak cabinetry, doors and trim and has seen extensive renovations and an addition. A spacious art studio or workshop area is conveniently attached to the home and there is also a detached workshop, animal shelter and wood storage. Located close to town and with guest cottage zoning, this island residence really does have so much to offer.

Sandra Smith

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250.537.1201
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ADDRESS: 133 Arnell Way

MLS#: 401808

PID: 000-333-620

LEGAL: Plan VIP23483, Lot 8, Sec 15&16, SRge 5E, North SSI, LD 16 Cowichan

PRICE: \$999,000

LISTED BY: Sandra Smith

TAXES 2018: \$5,064

PHONE: 250.537.1201

S. COMM: 3% & 1.5%

LOT SIZE: 3.68 acres

AREA (finished): 3,920 sq. ft

AGE: 1972

WATER: Community

WASTE: Septic System

ZONING: R

EXTERIOR: Wood

HEAT: Electric, wood

ROOF: Asphalt Shingle

BEDROOMS: 4

BATHROOMS: 2

MAIN LEVEL: 2,954 sq. ft.

ENTRY: 7 x 6

LIVING ROOM: 23 x 17

KITCHEN: 9 x 21

DINING: 13 x 13

BATHROOM: 4 pce.

FAMILY ROOM: 11 x 13

SITTING ROOM: 11 x 11

MAIN BEDROOM: 17 x 15

ENSUITE: 4 pce.

BEDROOM: 11 x 12

MUDROOM: 13 x 10

STUDIO: 33 x 19

LAUNDRY: 7 x 5

UPPER LEVEL: 966 sq. ft.

BEDROOM: 20 x 21

BATHROOM: 4 pce.

BEDROOM: 11 x 15

LANDING: 9 x 9

WALK IN CLOSET: 5 x 8

WORKSHOP: 20 x 20

STORAGE ROOM: 10 x 5

CAR PORT: 10 x 27

COVERED PATIO: 18 x 10

PATIO: 30 x 9

PATIO: 10 x 11



AREA MAP



NEIGHBOURHOOD MAP



AERIAL VIEW

**The above information is from sources believed to be reliable but should not be relied upon without verification.
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