









Sweet Simplicity!

Discover this meticulously maintained, quality-built home tucked away on a private, sunny, and easy-care 0.62-acre lot. Located in the desirable Channel Ridge community, this property offers convenient single-level living with three bedrooms and an open-concept floor plan. Enjoy bright, airy rooms filled with natural light (and park like views from all windows), a great kitchen with ample cupboard space, and a vaulted ceiling that adds to the sense of spaciousness. Cozy up by the wood stove or stay comfortable year-round with an efficient heat pump. Step outside to the expansive deck with a generous covered area—perfect for outdoor entertaining and relaxing amidst serene natural surroundings. Take advantage of the miles of scenic hiking trails just steps from your door, perfect for hikers, bikers and dog walkers. Five minutes drive to Vesuvius Ferry and ten minutes to Ganges. This exceptional property combines a wonderful community with a beautiful, easy-care home. Don't miss the opportunity to make this your new sanctuary!

\$998,000





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Interior Details

Rancher Layout: Bedrms: Kitchens: Baths Tot: Fireplaces: Bth 2Pce: 0 Storeys:

1,462 0 Bth 3Pce: Fin SqFt: Unfin SqFt: 0 Bth 4Pce: Bth 5Pce: Bed & Brk: Ens 2Pce: Addnl Acc:

Ens 3Pce: 0 Basement: Crawl Space

Living Room, Wood Stove Ens 4+Pce FP Feat:

App Incl:

Oth Equ:

Ext Feat:

Prk Type:

Dining/Living Combo, Vaulted Ceiling(s) Intr Ftrs

Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	0	1,462	0	0	0
Beds	0	3	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Rooms

Level

Main

Dim/Pcs

4-Piece

11x11

11x11

13x15

13x12

6x7

9'x13'

13x15

44x11

16x8

15x21

4-Piece

Cool: Air Conditioning

Heat: Electric, Heat Pump, Wood

Roof: Metal

Fndn: Poured Concrete

Waterfront:

Accss: Ground Level Main Floor, Primary E

Listing Summary

List Price: \$998,000

Orig Price: \$998,000

Title: Freehold

Sold Price:

Pend Date:

Strata Fee:

MLS®: 1012290

Status: Active

Taxes: \$3,536

2025 Asmt: \$888,000

Sub Type: SF Det

Building Information Built (est): 1999 Lgl NC Use:

Frnt Faces: N

Bldg Style: Bldg Warr: Nο EnerGuide Rtg/Dt:

Lot/Strata Information Garage

Const Mt: Frame Wood, Wood Balcony/Deck

Water: Municipal Waste:

Lot Feat: Corner, Irregular Lot, Serviced Complex:

SqFt Balc: StrLots/Cplx SqFt Prk: Bldgs/Cplx: SqFt Pat: Suites/Bldg: SqFt Strg:

Floors/Bldg: Gnd/Top?: LvIs/Suite:

View: Sewer Connected

Lot Size 27,007sqft / 0.62ac

Prk Tota

Prk LCP:

Prk Cm Prp:

Prk Str Lot:

Str Lot Incl:

Services:

Dims (w/d):

West Coast

Rent Alld?: Yng Ag Alld? Pets Alld?: BBQs Alld?:

Unit Incl:







