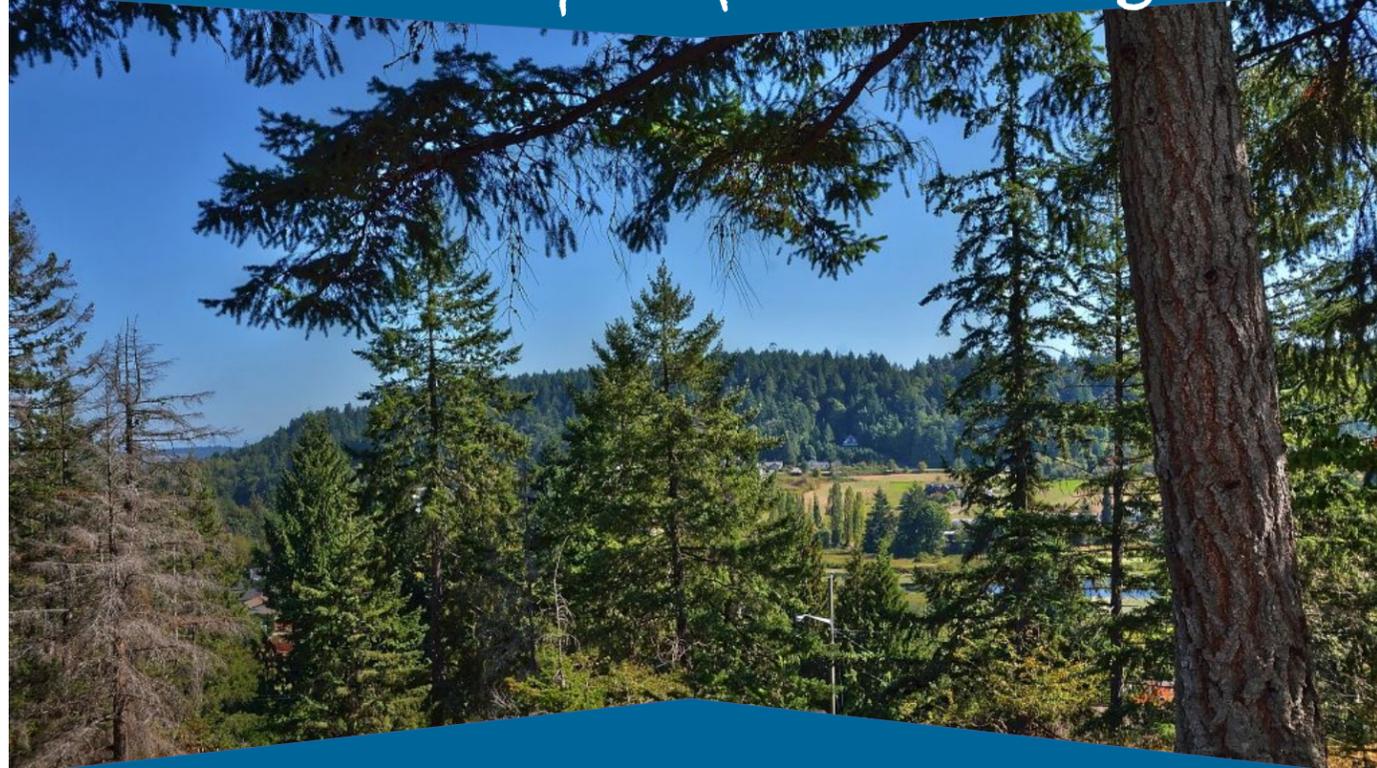


Thank You for Visiting



Additional Features:

- Cathedral Ceilings
- Central Vac
- Jetted Bathtub
- Kitchen Built-ins
- Level Entry
- Large private lot on a quiet street
- Tons of extra parking for your RV or other "toys"
 - workshop in house
 - sunny L-shaped deck

URListed by

Fred Pollock

250.739.0982

Frederick@URListed.ca

URListed.ca



Harbour Realty

2039 Cinnabar Drive



A Rare Offering in Cinnabar Valley!

Living Area: 3413 sq. ft.

Lot Size: 1.43 acres

List Price: \$799,000

Professionally Marketed By:

URListed by

Fred Pollock



Harbour Realty

Multiple areas of the main level have ultra high ceilings with stacked panoramic windows



Four bathrooms for convenience & 2nd floor laundry is handy. The kitchen has a built-in wall oven, brand new cooktop, and a good sized island with a breakfast ledge. Dining area has sliding doors to a southern exposure deck. The main level hosts gas fireplaces in both the Living Room and the Family Room to enjoy on those cool nights. The family room is large and open to the kitchen and dinette area. All 4 bedrooms are extra large and 2 bedrooms have bay window seats.



Room Dimensions:

Main Level:

Entrance: 12' x 7'6"
 Living Room: 17' x 16'6"
 Dining Room: 13' x 9'6"
 Family Room: 25' x 12'10"
 Kitchen: 22'6" x 14'
 2pc Bathroom



Room Dimensions:

Second Level:

Master Bedroom: 14' x 11'6"
 Bedroom: 14' x 13'
 Bedroom: 14' x 10'
 Ensuite: 5 pc
 Bathroom: 5 pc + laundry

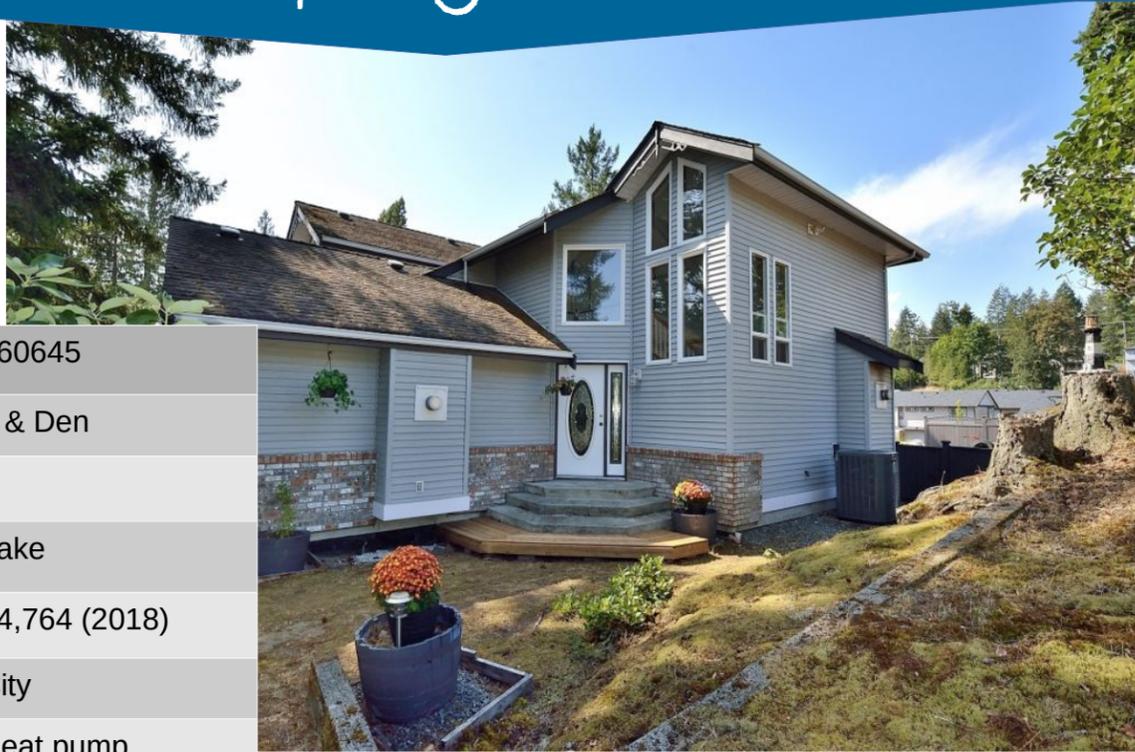
Room Dimensions

Basement:

Bedroom: 12' x 12'
 Recroom: 17' x 12'
 Storage: 8' 8" x 12'
 Garage: 16' x 28'
 Bathroom: 4pc



Property Details



MLS#	460645
Beds	4 & Den
Baths	4
View	Lake
Taxes	\$4,764 (2018)
Water	City
Heating	Heat pump
Parking	Garage + More!
Age	1994

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 suite potential on the lower level

Large private yard



There is a bonus area on the lower level



The lower level contains a bedroom with sliding doors to the yard, a recroom, 3 piece bathroom, and a den. With it's own entrance, it has the potential to turn into a suite for added income. The attached garage is large and does double as a workshop.

Enter this lot from either Cinnabar Drive or from Stonecrop Road. Wow....



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

