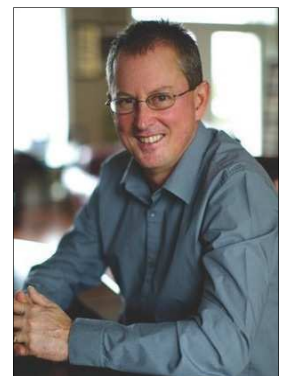


Shawnigan Lake Updated Family Home

2788 Gregory Road

Set well back from the road, screened for total privacy with a green belt on the side and mature trees, this stunning home appears as new. This perfect family home with four spacious bedrooms and three bathrooms was totally renovated in 2006. The main level has gleaming hardwood floors throughout and features a spacious living room with a cozy wood fireplace, a large dining room with a bay window, a beautiful kitchen with loads of maple cabinetry, and an eating bar that overlooks the lower family room with a propane heater. The lower level also features a large bedroom that would be perfect for a teenager, an office or media room, and a small area that was previously used for a hair salon with a two-piece bathroom. Upstairs features two bedrooms, the main bathroom with a vessel sink, and the master bedroom with a full ensuite. The private .28 acre property has an area for RV parking, a totally fenced rear yard, a patio off the family room, a hot tub, a garden shed, and safe areas for the children to play. A long list of updates to this home includes doors, windows, and gutters with gutter guards, trim, flooring, kitchen, bathrooms, paint, septic field and much more. Shawnigan Beach Estates is an excellent family neighborhood with schools, playgrounds and quick access to recreational areas as well as an easy commute to Victoria. This is a great value, so contact Ken now.



Please call to arrange a private viewing - Ken Neal **250-746-8123** www.kenneal.com