



**PEMBERTON
HOLMES**

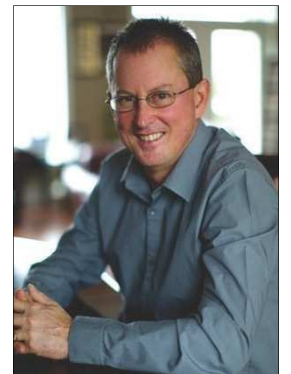
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Centennial Heights 4 Beds & Privacy

199 Hemlock Ave

Resting on an eight thousand square foot, totally private property with parkland on the side and a brilliant, safe back yard ready for the kids to play. A rare home that features four bedrooms on the main floor and space to expand in the lower level. The kitchen is a good size with loads of cabinetry, the dining room is off the kitchen, and a spacious living room with a cozy wood fireplace adjoins. Talk to your contractor and possibly take a wall out for a more modern plan. A separate spacious laundry room with space for a second fridge, and a bathroom finish off the main floor. Down a level, there are two large rooms presently used as a family space. The garage appears as a single car, but is almost big enough for two cars and some great workspace. The roof has recently been replaced and there have been some flooring upgrades. This home could use some updating and would certainly warrant it in such a great, quiet location in sought after Centennial Heights. Walk to downtown Duncan, Khowhemun elementary, Queen Margaret's school, the store, a coffee shop, a bus stop, and playground in minutes. Contact Ken because there is a lot of potential and great value here.



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