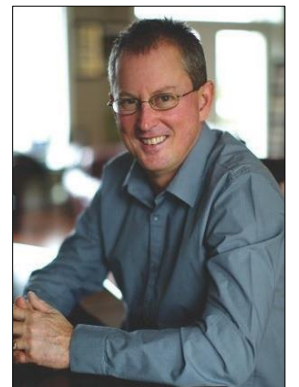


Family Home In Shawnigan Lake

2904 Cudlip Road

Resting on a sunny 9,148 square foot corner lot, your property benefits from the road shoulder around it which creates the feeling of an even larger and private property. This well laid-out family home features three bedrooms and two bathrooms upstairs so it has plenty of space for a large family. Open living space connects the dining room to the living area with a cozy wood-burning fire set in brick with easy-care laminate floors. Off the dining area, the sprawling back patio has been redone making it the perfect place for family and friends to enjoy a barbeque in the summer. The kitchen offers loads of cabinetry, a pantry, black appliances, and a server peninsula to the dining room. The master suite features dark laminate floors and offers a full ensuite. Downstairs there is an unfinished room off the entrance that would make a perfect home office, another decent sized bedroom, a three-piece bathroom, and a family room with a funky bar area with sink. Shawnigan Beach Estates is a family friendly subdivision within an easy commute to Victoria offering endless walking trails, playgrounds, Discovery elementary school, the Victoria commuter bus, and the transit bus all steps away. Best of all the beach and lake is close by for all of that summer fun. Contact Ken now, this is great value.



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