

**3389 EGREMONT ROAD  
CUMBERLAND BC**

**\$549,900**

Living Room 19x14  
Dining Room 10'5x9'8  
Kitchen 13'3x10'5  
Foyer 7'7x5  
Laundry/Util 7x7  
Master Bedroom 15'1x13'2  
Bedroom 11x10'1  
Bedroom 11'5x10'5  
Garage 21x16'11  
3pc Ensuite Bath  
4pc Bathroom



Have a look at this great rancher located on the quiet side street in Coal Valley Estates. Avoid the GST and other move in costs with this 4 year old home. This bright open plan sits on flat beautifully landscaped lot and offers a nice large back yard to enjoy summer evenings in. Inside the home is in pristine condition and offers nicely sized bedrooms including a very large master. Enjoy the convenience of being within easy walking distance to downtown and also being on the doorstep of some of BC's best outdoor recreation areas.

**SCOTT FRASER\***

Royal LePage-Cornox Valley (CV)



Phone: 250-702-5950  
corony@shaw.ca  
<http://www.scottfraser.ca>