



2805 Caen Road Sorrento British Columbia

\$399,500

Get excited! Come and view this diamond in the rough today! With a little elbow grease, this home and property are going to shine! Here you will find yourself backing onto a beautiful, private ravine just about ready to undergo a brand new rip-rapping process which will preserve it's banks for years to come. Being in the rear yard reminds me of being in West Vancouver, tall trees, a creek, private . . . totally epic! In general the home is in excellent shape but there are is an area which will require some focus; some attention to the roof which has seen some humidity due to incorrectly installed roof vents. Minor maintenance type items were noted in a recent inspection. That said, this home is priced to sell and if you are any bit of a handyman, this one is for you! Tackle this project and pick up some hefty equity in the process, that's a win! Built in 1978, the home features a functional one level layout with spacious bedrooms and plenty of potential to redesign and update to your taste. The garage was converted into additional living space but it could easily be returned to a single-car garage if desired. Even though the home needs a little maintenance, the lot and the central location make this one a winner. You'll love being just steps from a public beach, shopping, golf courses, and multiple marinas. This property offer the canvas, you can supply the color! Vacant, quick possession possible. Be sure to get through this one today, you'll be glad that you did! (id:6769)

Other 21'4" x 11'8"

Bedroom 11'6" x 11'3"

Bedroom 12'10" x 8'6"

Laundry room 10'11" x 7'3"

Family room 13'3" x 10'10"

4pc Bathroom 8'5" x 12'3"

3pc Ensuite bath 7'3" x 5'7"

Primary Bedroom 11'10" x 13'3"

Living room 16'11" x 14'2"

Dining room 10'0" x 9'0"

Kitchen 10'0" x 8'5"

Listing Presented By:



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Royal

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