



## 416 Colonia Dr 1 Ladysmith BC

\$815,000

Located in one of Ladysmith's newest and most sought-after communities, this beautiful 1/2 duplex feels more like a single-family home. The expansive open-concept layout effortlessly blends the kitchen, dining, and living areas. The chef's kitchen is a dream, offering mountain views, ample cabinetry, a large island with a bar top, and a spacious walk-in pantry. The bright and airy living room is the perfect space for relaxing or entertaining, featuring a cozy gas fireplace and access to a large deck where you can savour your morning coffee while taking in stunning ocean and mountain vistas. The spacious primary bedroom is a true retreat, complete with a walk-in closet and a luxurious 4-piece ensuite bathroom. Downstairs offers even more space, with a flexible layout that accommodates various needs. There are two generously sized bedrooms on this floor, plus a 4th oversized bedroom that could be utilized as a media room. This is truly a must see in person to appreciate!

Listing Presented By:



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