



1354 Birchwood Rd Ladysmith BC

\$499,000

ESTATE SALE 1983 Double wide Mobile home on 5817 sqft corner lot in quiet Ladysmith neighborhood close to all amenities, Jamison Recreation center, walking trails, Athletic Park, Schools and shopping. Purchaser buying 'as is where is condition' and must do their own investigations. Work and investment required...but with some good ole fashioned elbow grease and sweat equity...one could create a comfortable 1430 sqft. 3 bedroom - 2 bathroom home. It is on a perimeter concrete foundation with pad and post support. The rooms are spacious and the layout gives the feeling of openness. The fuel to furnace is natural gas...there is a natural gas fireplace. A heat pump was installed in 2019. The electrical was recently checked and updated by Professional Electrical Company and certified by Technical Safety BC. Condition of Plumbing, roof, appliances etc. is unknown.

Listing Presented By:



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