



## 1944 Coleman Rd Courtenay BC

\$1,050,000

Not far from town, this charming 2.7-acre property offers the perfect mix of privacy and convenience. The 3-bedroom, 2-bathroom home features a great living space upstairs and a cozy family room in the basement, with half the basement dedicated to a workshop for your hobbies. Step outside to your private acreage--flower gardens and a place to grow vegetables; you'll also find grape vines and fruit trees around the home, while a peaceful field stretches behind. Fenced and cross-fenced with a barn/shop, and a horse stall, this property is ready for your animals and projects. This property offers the potential to build a second home as it's zoned CR-1 and is 2.5+ acres. A roof replacement is scheduled with the next stretch of good weather which will offer peace of mind for years to come. Whether you're seeking a hobby farm, space for your horses, or simply room to breathe, this property has it all. Come see how it can be the perfect place for your next chapter.

Listing Presented By:



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