



## 2360 Sheppard Rd Nanoose Bay BC

\$499,900

This beautifully updated manufactured home sits on a spacious .20 acre lot, offering the perfect blend of modern comfort & serene natural surroundings. Step inside to discover a bright and airy living space featuring a cozy living room, a well maintained kitchen with SS appliances & charming dining area. Adjacent to the living area is a sizable sunroom flooded with natural light, offering versatility as a gym, home office, or adt'l family room- providing endless possibilities to suit your lifestyle. The home boasts 2 cozy bedrooms, an updated 4-piece bathroom with laundry facilities & convenient storage room. Outside, a sun-drenched rear deck beckons for outdoor enjoyment, whether hosting gatherings or unwinding in the serene surroundings. The property also features durable Hardi Plank siding, NG forced air heating, vinyl windows, mature trees, sunny gardening spots, carport and multiple storage sheds. Located in a quiet neighbourhood within walking distance to Town of Nanoose.

Listing Presented By:



Originally Listed by:  
460 Realty Inc. (NA)

dustin@dustinlayzell.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca