



## 3099 Sherman Rd Duncan BC

\$659,000

Located within walking distance of schools, shopping, trails, public transportation and Duncan's downtown core where you can enjoy eateries, public markets and more you'll find this 1,846 sq/ft home with suite potential. As you enter you will note the practicality of the layout and the charming feel of the living space with a natural gas fireplace. The spacious dining area and functional kitchen lend themselves well to preparing meals and hosting family gatherings. The other side of the main level was previously suited, and it could be again with a kitchenette, 3pc bathroom, family room, laundry, bedroom area & separate entrance already in place. Upstairs you will find a 4pc guest bathroom, 2 guest bedrooms, a washer & dryer and the primary bedroom with 2pc bath. The home also boasts a double wide driveway with double carport and a private backyard for entertaining. Ask your agent for the full information package available.

Listing Presented By:



Originally Listed by:  
Pemberton Holmes Ltd. (Dun)

[errik@raylittlerealty.com](mailto:errik@raylittlerealty.com)

**RE/MAX** SCOTT FRASIER  
Ocean Pacific Realty EACH OFFICE OWNED INDEPENDENTLY

**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:  
[corony@shaw.ca](mailto:corony@shaw.ca)