



922 Russell Rd Ladysmith BC

\$884,900

Better than new with no GST, plus \$25K in upgrades! At only 3 years young this 1500+ sqft rancher has been enjoyed just long enough to turn it from a house in to a home. The open layout and 9' ceilings compliment the 3 bed/2 bath configuration. The modern decor features 24" tile & laminate floors, monochrome grey paint and white trim accented by LED pot lighting throughout. Custom white cabinetry and a walk-in pantry pair perfectly with the kitchen island and stainless appliances. A Trane heat pump with a/c and NG fireplace keeps things cool and cozy year round. Outside boasts a generous 100' corner frontage which adds to the feeling of living large. There's even room to park 70' worth of RV's, boats, cars, and toys next to the double garage. Added Rain Bird irrigation system and gutter guards make for easy care. A combination of stacked stone walls and cedar & split rail fencing wraps it up all together. With new home warranty still in place, this move is sure to be the right move.

Listing Presented By:



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Royal

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