

526 SELINGER PLACE

Ladysmith, BC



JAHELKA REAL ESTATE GROUP

Real Estate Redefined





WELCOME HOME!

With attention to detail that is sure to impress and an abundance of living space for the whole family to enjoy, this exceptional home is situated on a 0.19-acre lot on a quiet cul-de-sac in one of Ladysmith's most desirable neighborhoods in close proximity to amenities, recreation, and the highway.

The well-thought-out floor plan offers 4,896 sqft of tasteful living space boasting high-end finishes throughout, with 4 bedrooms and 3 bathrooms over three levels, and the potential for a suite.

Ideal for entertaining or for spending time together as a family, the open concept main floor offers a generous living area with an abundance of natural light and a cozy fireplace focal point overlooked by the chef's kitchen, truly the heart of the home. Boasting solid surfaces, stainless steel appliances, a pantry, and an island with a breakfast bar there is plenty of room for the creation of any culinary delight, while the adjoining dining area is the ideal spot for a casual meal or for more formal dining. Just off the dining room, a 370 sqft balcony extends the living space and provides a covered spot for year-round BBQs or for a breath of fresh air on a warm evening with picturesque views over the surrounding neighbourhood and mountains beyond.

Down the hall from the living area is the primary bedroom complete with a walk-in closet, a spa-like 5-piece ensuite featuring a large walk-in shower and separate bathtub, and convenient access to the balcony for your morning coffee. There are two additional bedrooms on this family-friendly main level while a tasteful 4-piece bathroom and laundry facilities round off this floor and lead to the bonus recreation room on the upper level. A cozy, bright space, this would serve well as a den or an office and could also be a handy spot for overnight guests.

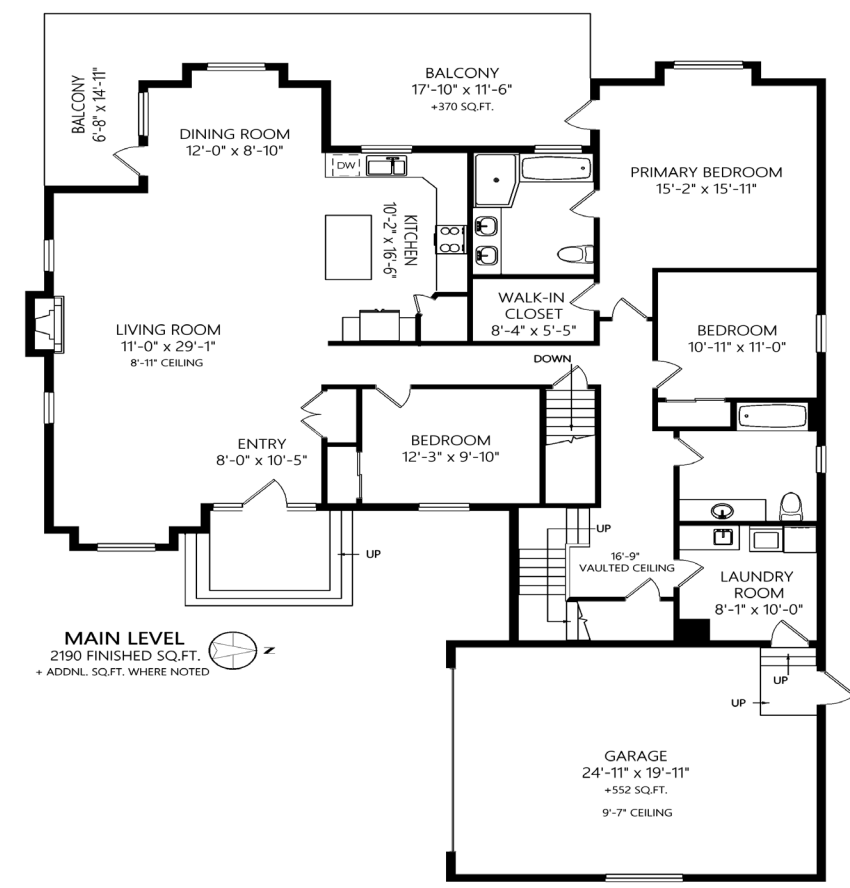
The recently finished lower level now boasts a spacious family room with an over-height ceiling, a games room, and space for a home gym or an office. A fourth bedroom and a contemporary 3-piece bathroom complete this floor along with convenient access to 322 sqft of covered private patio space from which to enjoy the mature landscaping.

A fresh coat of paint and a low-maintenance yard with an irrigation system frees up more time to enjoy your island life, with a double car garage and two large storage rooms on the lower level meeting all your storage needs, meanwhile, the gas line rough-in sets the scene for future updates and upgrades.

If you are looking for a move-in-ready, spacious home with quality finishings throughout, and in a great area, this home is the ideal package that you won't want to miss.

Please verify data and measurements if important.

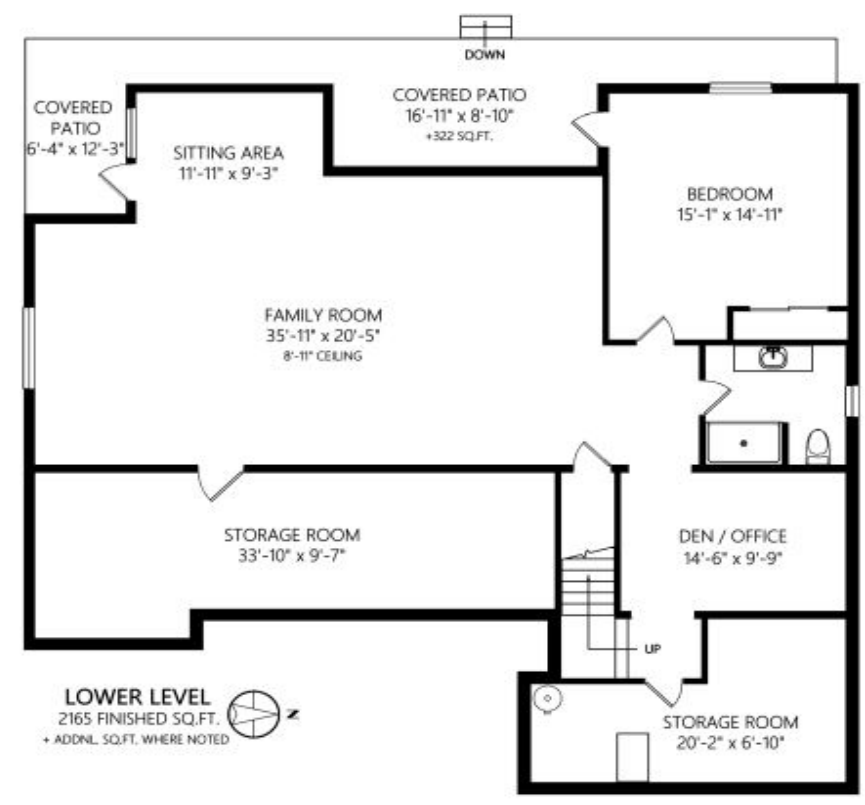




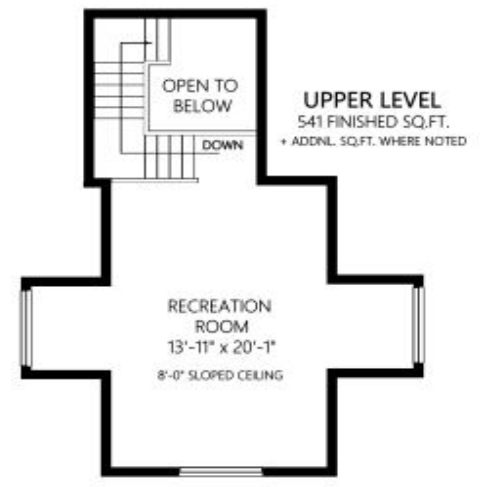
MAIN LEVEL
2190 FINISHED SQ.FT.
+ ADDNL. SQ.FT. WHERE NOTED



	Fin. Sq.Ft.	UnFin. Sq.Ft.	Total Sq.Ft.
Main Level	2190	0	2190
Garage	0	0	0
Upper Level	541	0	541
Lower Level	2165	0	2165
Total	4896	0	4896



LOWER LEVEL
2165 FINISHED SQ.FT.
+ ADDNL. SQ.FT. WHERE NOTED



UPPER LEVEL
541 FINISHED SQ.FT.
+ ADDNL. SQ.FT. WHERE NOTED





FEATURES

- Style:** Main level entry, basement, & upper level
- Living Space:** 4,896 sqft
- Bedrooms:** 4
- Bathrooms:** 3
- Lot Size:** 0.19 acres
- Year Built:** 2010
- Highlights**
- Highly desirable location in Ladysmith
 - Views of the mountains & neighbourhood
 - Low maintenance yard with mature landscaping & an irrigation system
 - 370 sqft covered balcony off the main level
 - 322 sqft covered patio off the lower level
 - Double garage & 2 large storage rooms
 - Freshly painted
 - Gas line rough-in





FEATURED LISTING
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