

# Shawnigan Lake Estates!



2752 Forest Grove Lane



Located at the end of a quiet cul-de-sac in Shawnigan Lake Estates, this 3 bedroom, 2 bathroom Chalet style home is situated on a large and sunny .23 acre lot, perfect for gardening, and backing on to greenspace for added privacy. This home offers open concept living on the main floor with large windows, vaulted ceilings, and a large wrap around deck with southern exposure. Also on the main floor are 2 large bedrooms, 4 piece bathroom and generous sized laundry room with storage. Upstairs you will find a loft suitable as a family room/den that looks out to the living below, and the large master suite, ensuite with jetted tub. There have been many updates which include new septic system in 2013, heat pump in 2016, HWT 2018, new front facing windows in 2018, as well as new kitchen appliances in 2018. Conveniently located near schools, minutes to shopping in nearby Mill Bay, and located midway between Victoria and Duncan, this location provides the commuter easy access.



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# Property Details



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**Year Built:** 1989

**Bedrooms:** 3

**Bathrooms:** 2

**Lot Acres:** 0.23

**Fin SqFt:** 1,626

**Unfin SqFt:** 0

**Bsmt:** Crawl Space

**Water:** City

**Waste:** Septic

**Foundation:**

Concrete Poured

**Roof:** Fibreglass Shingle

**Ext Fin:** Wood

**Fuel:** Electric

**Heat:** Baseboard, Heat Pump

**Lot Features:**

- Private
- Sloping
- Cul-de-sac
- Deck

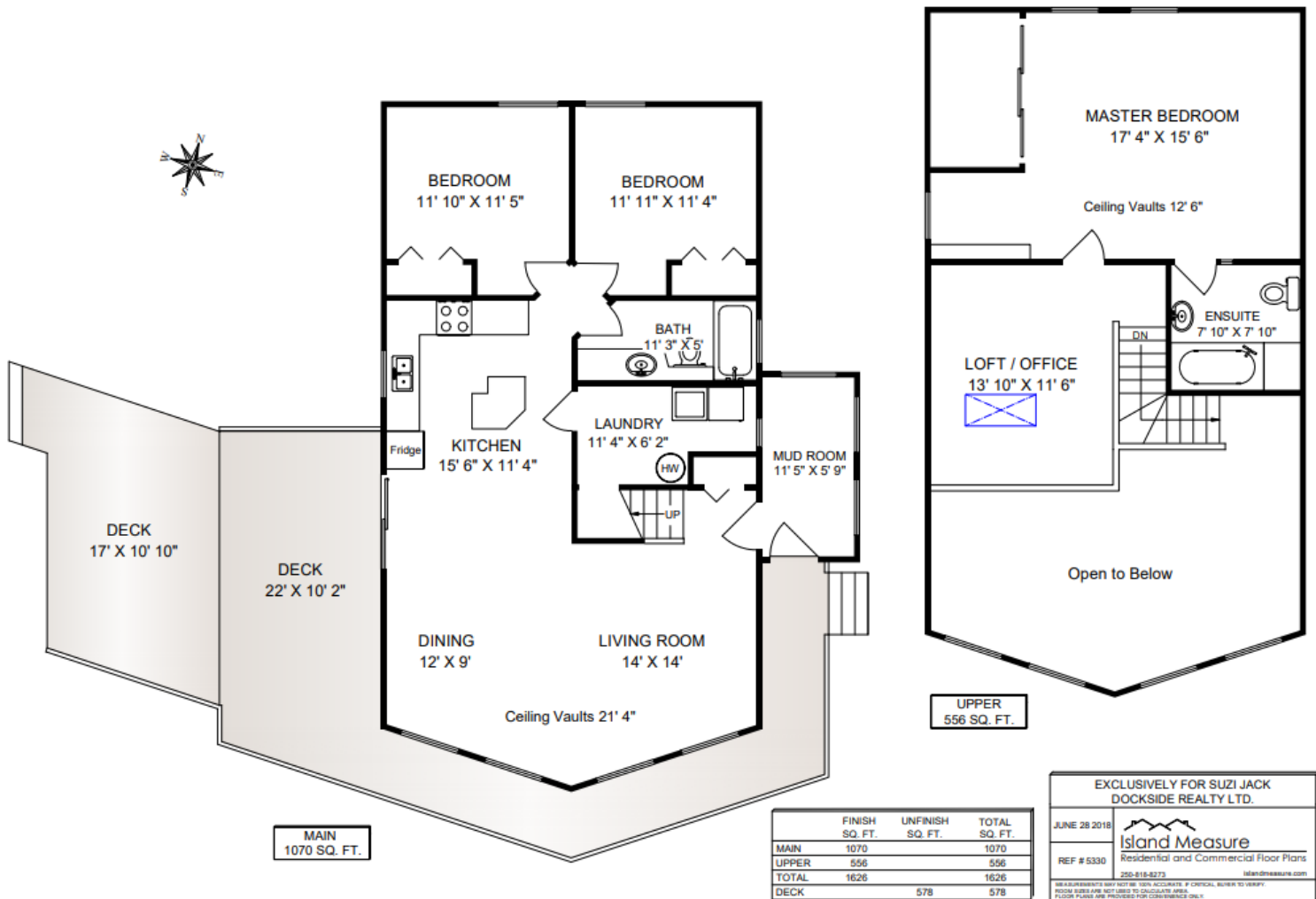


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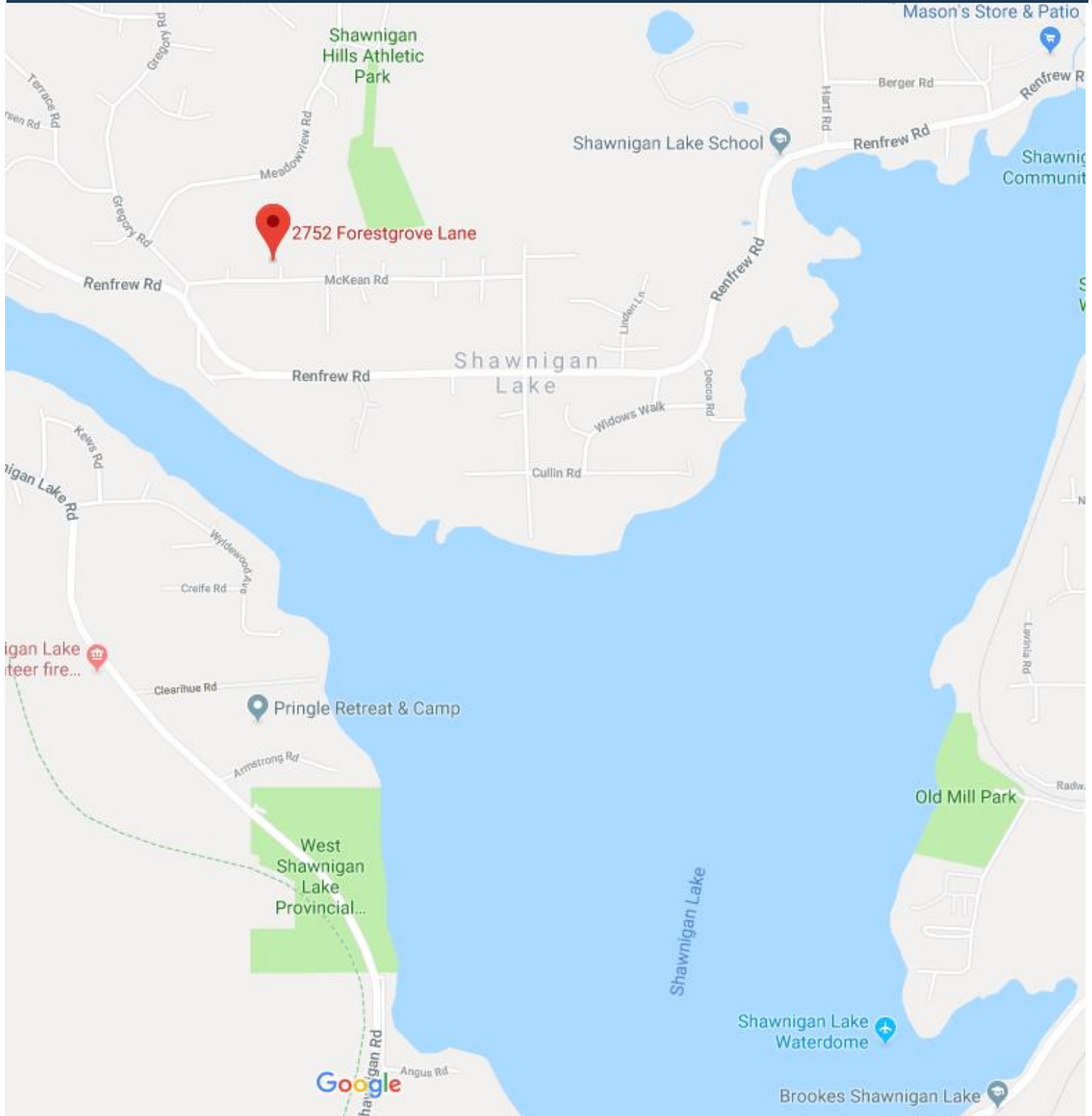
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# Floor Plan

2752 FORESTGROVE LANE



# Google Area Map



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*All measurements are approximate and the buyer is responsible for verifying all data provided.*



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