

# *Willow Point Rancher!*



*397 Hilchey Road*



Situated on a corner lot and centrally located in Willow Point, this cute 3-bedroom, 1-bathroom rancher is waiting for its new owners. Great starter home with some updates already done including new roof, and most new windows. Access your south facing backyard from the sunroom, which offers privacy hedging, gardens, patio and firepit. Great location for the kids, with schools, park, and recreation centre close by. Also walking distance to the ocean, seawalk, and Willow Point Village. Attached carport and storage shed complete this package.



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# Property Details



*397 Hilchey Road*



**Built (Est):** 1975

**Bedrooms:** 3

**Bathrooms:** 1

**Fin SqFt:** 1,259

**Unfin SqFt:** 0

**Water:** Municipal

**Waste:** Sewer

**Fuel:** Electric

**Heat:** Baseboard

**Roof:** Asphalt Shingle

**Foundation:** Concrete Poured

**Features:**

- Corner
- Recreation Nearby
- Shopping Nearby
- Excellent location



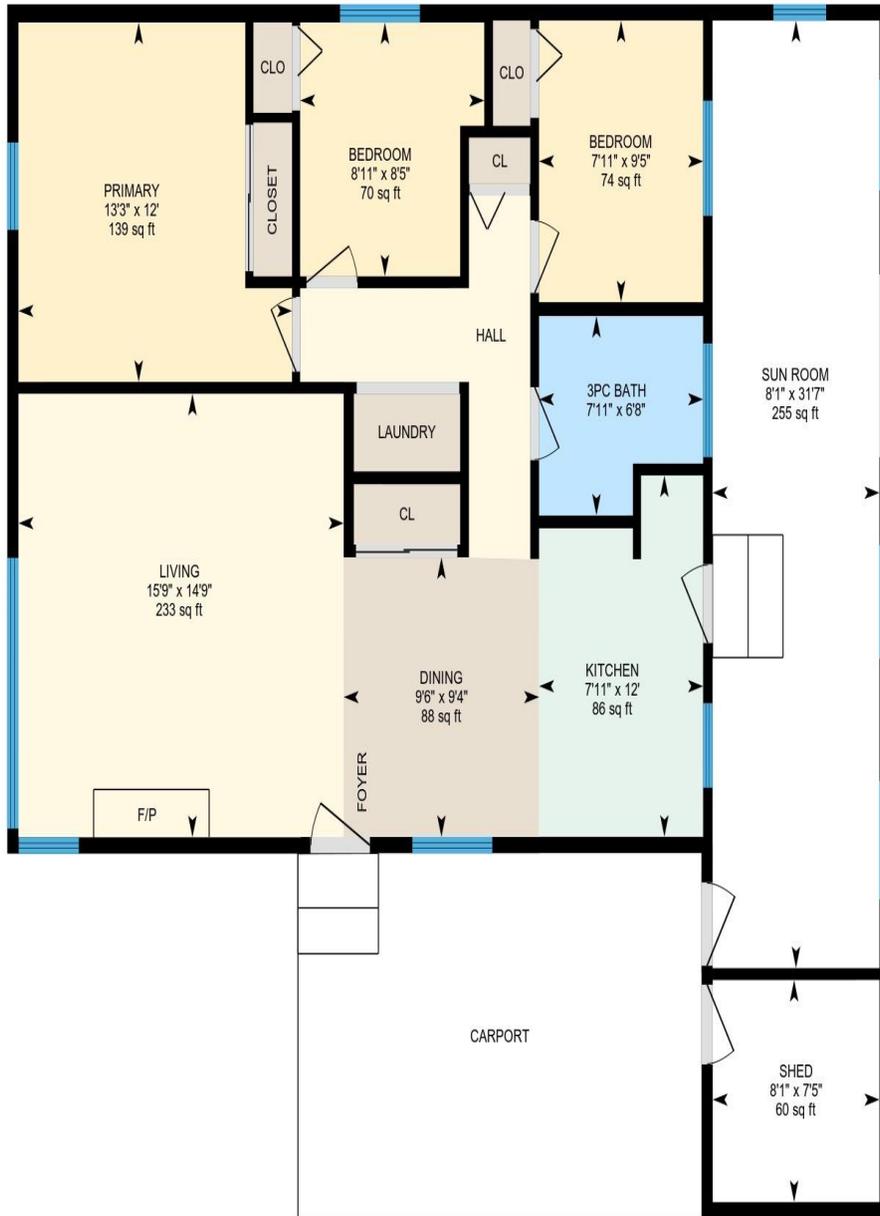
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# Floor Plan

397 Hilchey Rd, Campbell River, BC

Main Floor Total Exterior Area 992.98 sq ft



PREPARED: May 2021

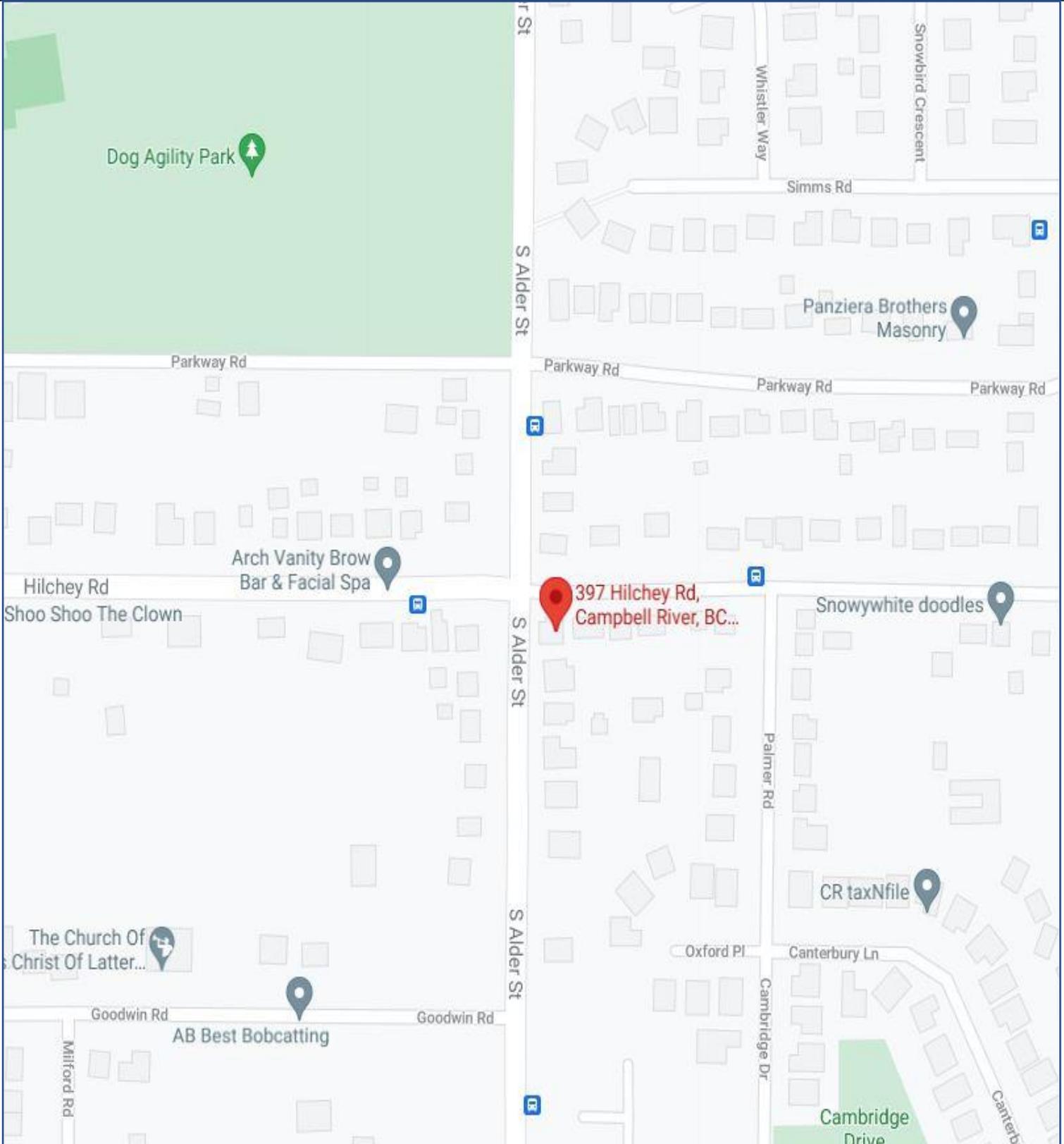


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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# Google Area Map



**DISCLAIMER:** While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure. All measurements are approximate, and the buyer is responsible for verifying all data provided.



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