

# \$325,000 - 10 525 Jim Cram Dr, Ladysmith

MLS® #1003032

**\$325,000**

2 Bedroom, 1.00 Bathroom, 1,232 sqft

Single Family on 0.06 Acres

Ladysmith, Ladysmith, British Columbia

Welcome to this charming, move-in-ready double-wide mobile home located in a well-maintained 55+ park. Positioned at the end of the lane & backing onto peaceful green space, this home offers privacy, scenery, & a true sense of island living. Inside, you'll find a long list of thoughtful updates, including a heat pump, vinyl siding & windows, a 7-year-old roof, new plumbing, a hot water tank, & high-quality laminate flooring throughout most of the home. The bathroom has been tastefully upgraded, & the covered patio is perfect for enjoying your morning coffee or unwinding in the evening. The additions provide excellent extra storage & a cozy spot for a home office or hobby space. Outdoors, there are two separate seating areas for those long summer days, a concreted parking area, & a storage shed at the rear, framed by a newly planted cedar hedge. There's plenty of room to garden or tinker, making this home a great option for those who love to be outdoors. (id:6289)

Built in 1982

## Essential Information

Listing #	1003032
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,232



Acres	0.06
Year Built	1982
Type	Single Family
Sub-Type	Leasehold

### Community Information

Address	10 525 Jim Cram Dr
Subdivision	Ladysmith
City	Ladysmith
Province	British Columbia
Postal Code	V9G0A5

### Amenities

Features	Other
Parking Spaces	2
Parking	Stall
View	Mountain view

### Interior

Heating	Electric Baseboard heaters, Forced air, Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1

### Additional Information

Zoning	Other
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### Listing Details

Listing Office	RE/MAX Island Properties (DU)
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