

# \$899,900 - 108 Burns Pl, Ladysmith

MLS® #1012921

**\$899,900**

5 Bedroom, 3.00 Bathroom, 2,255 sqft

Single Family on 0.15 Acres

Ladysmith, Ladysmith, British Columbia

**BRAND NEW HOME with LEGAL SUITE**

Welcome to 108 Burns Place, Ladysmith – a stunning new construction home on an extra-large lot in a quiet cul-de-sac, ready for immediate occupancy. Thoughtfully designed for modern living, this beautifully finished residence is an ideal opportunity for both families and investors. With 5 bedrooms and 3 bathrooms, including a self-contained 2-bedroom legal suite with a private entrance and separate hydro meter, this home offers built-in income potential, space for extended family, or a comfortable guest retreat. Upstairs, the open-concept living and dining area is warm and inviting, featuring vaulted ceilings, an eco-friendly electric fireplace, and durable 12mm German laminate flooring. The contemporary kitchen is a chef's delight with quartz countertops and a complete appliance package, making move-in a breeze. The primary suite includes a spacious walk-in closet, a 4-piece ensuite, and access to a covered deck – the perfect spot to start or end your day. The lower-level suite is bright and practical, offering 2 bedrooms, a full bathroom, separate laundry, and a partly covered patio for added privacy and comfort. Energy efficiency and modern convenience are built in with a high-efficiency heat pump, HRV system, and air conditioning. The property is also electric vehicle charger ready, ensuring your home is prepared for the future of transportation. Fenced back yard, grass sod completed and some very cool rock walls



make this a backyard youâ€™ll want to come home to. This is a rare chance to own a brand-new, move-in-ready home with built-in income potential in one of Ladysmithâ€™s most desirable locations. GST rebate applies so \$0 GST plus first time buyers also save \$8000 on transfer tax (id:6289)

Built in 2025

**Essential Information**

Listing #	1012921
Price	\$899,900
Bedrooms	5
Bathrooms	3.00
Square Footage	2,255
Acres	0.15
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	108 Burns Pl
Subdivision	Ladysmith
City	Ladysmith
Province	British Columbia
Postal Code	V9G1P8

**Amenities**

Features	Central location, Cul-de-sac, Corner Site, Other
Parking Spaces	3

**Interior**

Appliances	Refrigerator, Stove, Washer, Dryer
Heating	Electric Baseboard heaters, Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1

**Additional Information**

Zoning

Residential

## Listing Details

Listing Office

REMAX Professionals



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