

# \$869,900 - 1009 Rozzano Pl, Ladysmith

MLS® #1015698

**\$869,900**

4 Bedroom, 4.00 Bathroom, 3,052 sqft

Single Family on 0.09 Acres

Ladysmith, Ladysmith, British Columbia

NEW PRICE! Brand New Home with Legal Suite – Car Charger Ready Welcome to 1009 Rozanno Place, where modern design meets everyday comfort. Tucked away on a quiet cul-de-sac, this brand-new home is set for completion in July and is ready to welcome you with space, style, and flexibility. Step inside and youâ€™ll be greeted by soaring vaulted ceilings, warm German laminate floors, and an open-concept living and dining area designed for gatherings both big and small. The kitchen is the heart of the home, finished with sleek quartz countertops and a full appliance package—perfect for creating meals and memories. An eco-friendly electric fireplace adds a cozy touch, while large windows fill the space with natural light. The primary suite is your private retreat, featuring a generous walk-in closet and spa-like ensuite. Three additional bedrooms provide plenty of room for family, guests, or a home office. Downstairs, a self-contained one-bedroom legal suite with private entrance and separate hydro meter opens the door to rental income, multigenerational living, or a private space for guests. A framed-in doorway between the suite and main home gives you even more options. Practical comforts are built in, too—this home is car charger ready and equipped with a high-efficiency heat pump and HRV system for year-round heating and cooling. Whether youâ€™re entertaining, relaxing, or planning for the future, this home is designed to fit your lifestyle. GST rebate



applies so \$0 GST plus first time buyers also  
save \$8000 on transfer tax (id:6289)

Built in 2025

**Essential Information**

Listing #	1015698
Price	\$869,900
Bedrooms	4
Bathrooms	4.00
Square Footage	3,052
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1009 Rozzano Pl
Subdivision	Ladysmith
City	Ladysmith
Province	British Columbia
Postal Code	V9G1P8

**Amenities**

Features	Southern exposure
Parking Spaces	3

**Interior**

Heating	Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1

**Additional Information**

Zoning	Residential
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**Listing Details**

Listing Office	REMAX Professionals
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