

**2803 Derwent Ave**  
Cumberland, BC V0R 1S0



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**MLS# 870581**



**\$509,000**

**3 Bedrooms | 2 Bathrooms**

Rancher in Cumberland is ideally located just steps from Cumberland Village Park, the dog park, BMX track, trails and other recreation. Primary bedroom is at the front of the house and has a 2 piece en suite, the spacious living room is open to the kitchen eating area. Pantry beside the kitchen used to be the laundry, laundry moved into the storage room (not finished nor heated). Sliding glass doors give access to a deck which needs some work, but the yard could be returned to it's former grandeur with some imagination. It is all fenced, for privacy, kids and pets and there is a back lane too. The main bath has a soaker tub, hot water tank is 2018. Live the life! Go for a bike ride, then walk to all village amenities, bakery, pubs, coffee shops. More photos to follow. 2021 Royal LePage-Comox Valley. All rights reserved. ||



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