



# Lot 35

Legal DUPLEX lot on a quarter of an acre, level, fully serviced lot has a SOUTH facing backyard. Located in the highly desirable Jubilee Heights, this parcel offers 178 ft of corner frontage. This quiet lot is surrounded by new homes in a sought-after area. Phase V features a forested perimeter trail, connecting to the neighbouring Beaver Lodge Lands, with over 40 trails to hike and bike. There will be an up-and-coming commercial village in this master planned, walkable community.

Don't miss this opportunity,  
Call your realtor today for more information.



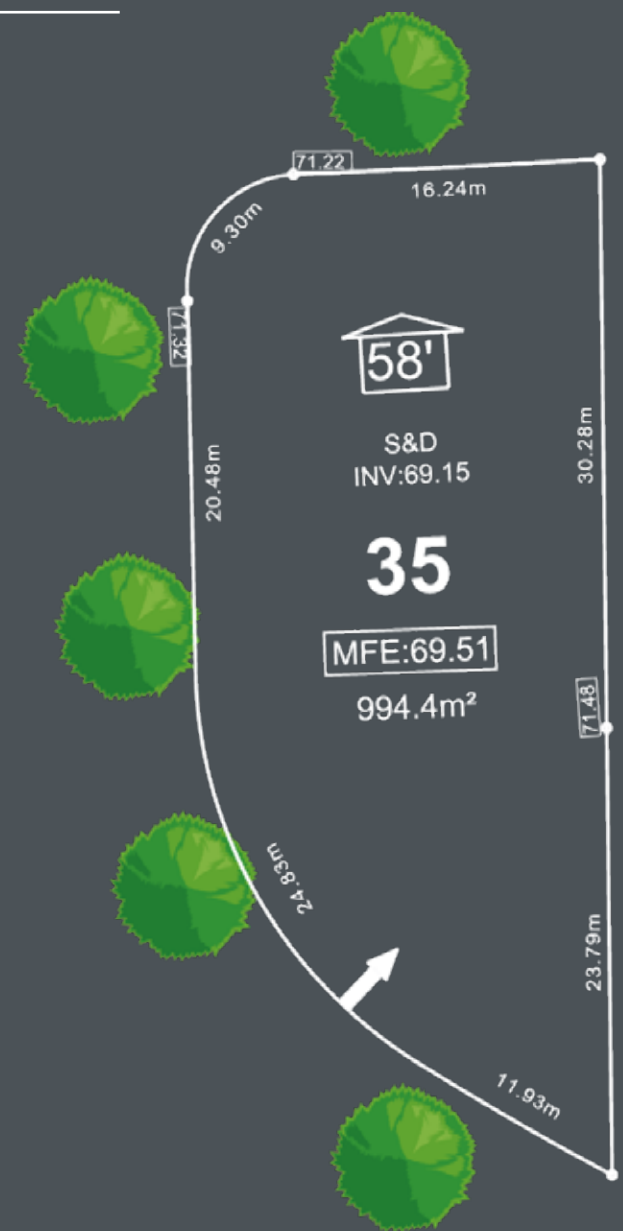
**3 min walk** to upcoming  
Commercial Village



**30 min** to skiing &  
snowboarding



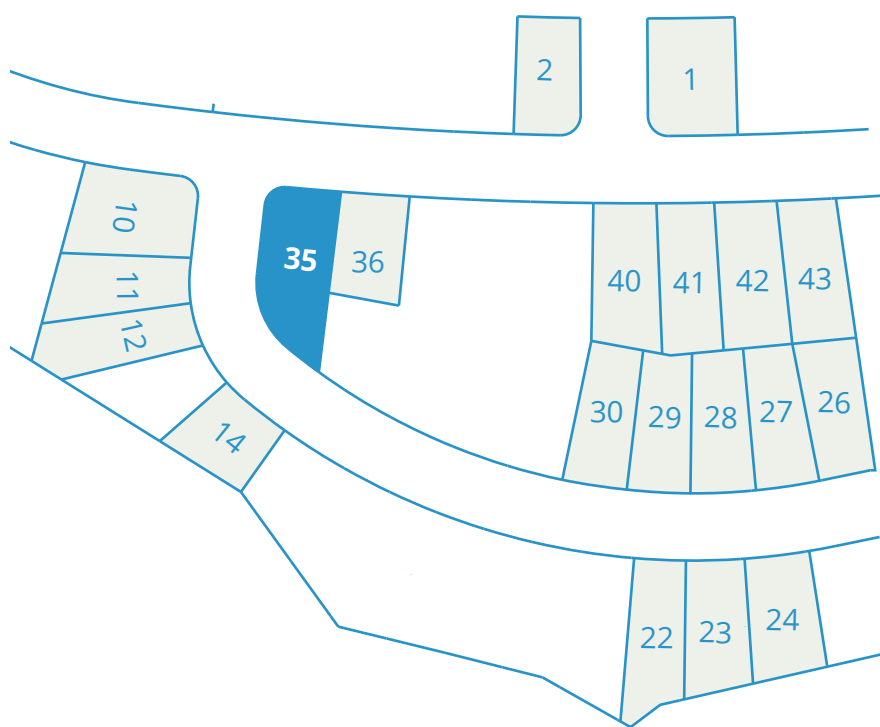
**1 km bike** to Beaver  
Lodge Lands Trails



Size	Road Frontage	Features	Price
0.25 acres 10,716 ft <sup>2</sup>	178 ft	Duplex	\$ 529,800

## NOW SELLING LOTS

### LOT 35 LOCATION



### AREA HIGHLIGHTS

#### Beaver Lodge Lands

Adjacent to JH, 1,200 plus acres of Beaver Lodge Lands are enjoyed by outdoor adventurers including hikers, bikers and horseback riders.

#### Strathcona Provincial Park

Over 600,000 acres, boasting popular features such as the Della Falls trail where you will find Canada's highest waterfall.

#### Mount Washington Alpine Ski Resort

Located just 30 minutes from the Jubilee Heights neighbourhood is Vancouver Island's winter wonderland for skiing, snowboarding, tubing, snowshoeing and more!.

#### Golfing

Readily available in the area with champion courses such as Campbell River Golf Club, Crown Isle and Glacier Greens, providing the luxury of year-round tee times.

#### Saltwater Fishing

A popular sport in these parts with tons of opportunity, including accessible fly fishing opportunities.

#### Transportation

Jubilee Heights is a 10 min. drive from the Campbell river Airport that has several direct daily flights to Vancouver, Calgary and Edmonton. Ferry terminals at Duke Point and Departure Bay in Nanaimo, are approx. 90 minutes.