

# \$267,000 - 3042 River Rd 350, Chemainus

MLS® #1016082

**\$267,000**

1 Bedroom, 1.00 Bathroom, 538 sqft

Residential

Chemainus Gardens, Chemainus, BC

Welcome to Unit 350 at 3042 River Road â€” a well-kept 1-bedroom, 1-bath home tucked into the peaceful east side of Chemainus Gardens. Backing onto the community pond, it offers natural serenity and low-maintenance living. Enjoy your morning coffee or evening sunsets on the large covered deck. Inside, the bright, functional layout includes a sunny kitchen with gas appliances, in-unit laundry, a spacious bedroom with built-ins.. Utility costs are low, with gas averaging \$25/month and hydro \$35/month. A storage shed adds practical space, and the pad fee covers water, sewer, garbage, and park maintenance. Just minutes from shops, dining, Mount Brenton Golf Course, and the Chemainus Theatre, this adult-oriented, pet-friendly community offers 34 acres of park-like setting with trails and a dog park. A perfect blend of comfort, nature, and convenience.

Built in 2010

## Essential Information

MLS® #	1016082
Price	\$267,000
Bedrooms	1
Bathrooms	1.00
Square Footage	538
Year Built	2010
Type	Residential
Sub-Type	Manufactured Home



Status Active

### Community Information

Address 3042 River Rd 350  
Area Du Chemainus  
Subdivision Chemainus Gardens  
City Chemainus  
County North Cowichan, Municipality of  
Province BC  
Postal Code V0R 1K3

### Amenities

Amenities Common Area  
Utilities Cable Available, Electricity To Lot, Garbage, Natural Gas To Lot, Recycling, Underground Utilities  
Parking Spaces 2  
Parking Driveway  
# of Kitchens 1

### Interior

Interior Features Closet Organizer, Dining/Living Combo, Eating Area, French Doors, Storage, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer  
Heating Forced Air, Heat Pump, Natural Gas  
Cooling Central Air

### Exterior

Exterior Features Balcony/Deck, Fenced, Garden, Lighting, Water Feature  
Windows Bay Window(s), Blinds, Insulated Windows, Screens, Vinyl Frames  
Roof Asphalt Shingle  
Construction Cement Fibre, Insulation All  
Foundation Other

### Additional Information

Date Listed October 13th, 2025  
Days on Market 2  
Office RE/MAX Generation (CH)  
Zoning A2

**Listing Details**

Listing Office                RE/MAX Generation (CH)

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