



**PEMBERTON  
HOLMES** REAL ESTATE  
ESTABLISHED 1887

**WELCOME TO 217 JOHEL ROAD, LAKE COWICHAN**



GROSS INTERNAL AREA  
FLOOR 1 1,085 sq.ft. FLOOR 2 608 sq.ft.  
EXCLUDED AREAS : GARAGE 440 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Jada Forrest**

Realtor/Owner

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pembertonholmeslakecowichan.com

Po Box 45, 145 South Shore Rd



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**\$779,900**

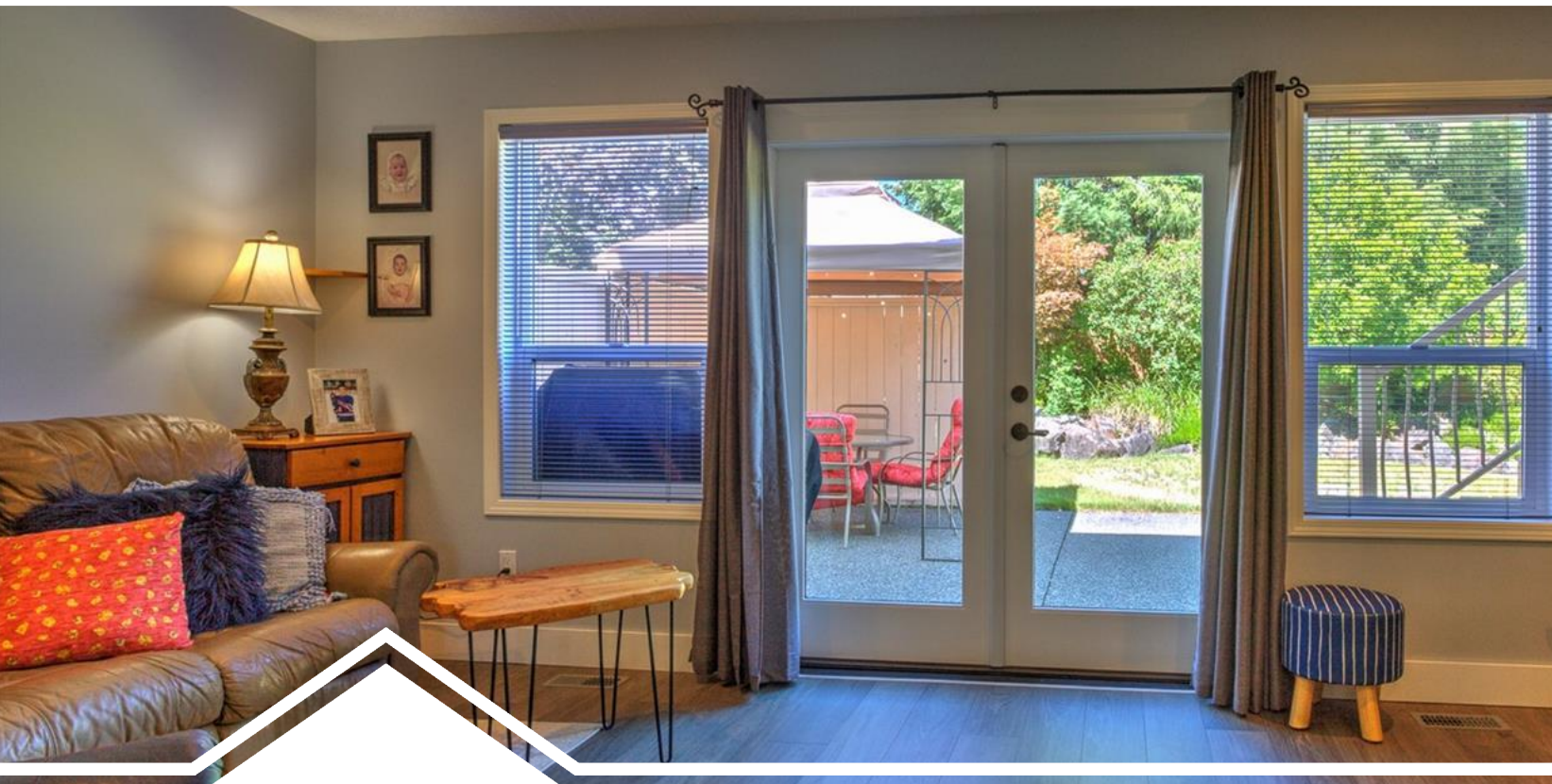


This charming single-family home features 3 spacious bedrooms and 3 bathrooms. The living room and family room provide ample space for entertaining and relaxation, with the living room boasting a cozy propane fireplace. A dedicated office offers a quiet work-from-home space, while the breakfast nook in the kitchen is perfect for casual meals. The flat, landscaped yard is an outdoor oasis, ideal for gardening or play. Situated on a no-through road, the location ensures minimal traffic and enhanced privacy. Key updates made in 2018 include the roof, central vacuum system, hot water tank, and heat pump, ensuring modern efficiency and reliability. Maintained by a single owner, this home is a testament to quality and care, ready to welcome its next family. With its thoughtful layout, modern amenities, and prime location, this property offers a blend of comfort and functionality for any buyer.



## FEATURES

<b>Area</b>	<b>Lake</b>
<b>Bedrooms</b>	<b>Cowichan</b>
<b>Bathrooms</b>	<b>3</b>
<b>Lot Size</b>	<b>3</b>
<b>Floor Space</b>	<b>7405.2</b>
<b>Age</b>	<b>1693</b>
<b>Taxes</b>	<b>1994</b>
<b>Tax Year</b>	<b>4046</b>
<b>MLS#</b>	<b>2022</b>
<b>Parking</b>	<b>969810</b>



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