



# 3604 Gibbins Rd

\$619,900



## COUNTRY CHARMER

Beautiful, sunny, south facing 1.72 acre property minutes to town with all the country charm. Fenced for horses this home comes with 2 horse stables, separate 500 sq ft workshop, and single carport. The 1,400 sq ft 1901 home has been extensively renovated over the years while still maintain its original character and charm. 3 bedrooms, 2 bath (one is an ensuite with claw foot tub), sun room and large outdoor deck all on the main level. Downstairs you will find the half basement with laundry room and storage. There is a Pacific Energy wood stove for those cool winter nights, plus a heat pump with air con for the summer. Recent roof, large 21 x 26 deck, storage sheds, green house, gardens and more.

Steps from the property there is a trail down to the Cowichan river for swimming and fishing.

### SPECS & FEATURES

Area	West Duncan	Age	1901
Bedrooms	3	Taxes	3323
Bathrooms	2	Tax Year	2019
Lot Size	74923.2	MLS#	855253
Floor Space	1406	Parking	Carport



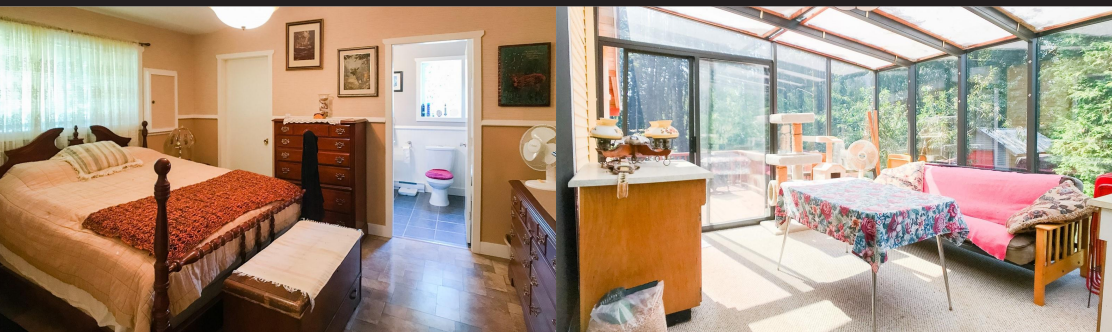
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