



# 6667 Mclean Road

\$794,900



## Impressive Cowichan Rural Acreage Offering

Seldom do I see such a value packed offering in a rural acreage! There's literally too much to list here! Situated on a prime 4.94 acres not far from Mayo Lake & the Cowichan River, this fully useable acreage backs onto the Trans Canada Trail & is mostly cleared & landscaped w/about 2 acres in natural mature forest. Exceptionally well cared for 2 or 3 bdrm, 3 bath main house is a level entry w/daylight walkout basement & totals 2,837 sq. ft. Highlights incl a bright vaulted main living area & kitchen w/woodstove, nice updates & a big year-round sunroom. There's a fully self-contained legal 585 sq. ft., 1 bdrm suite off a huge garage next to the house, a wired, insulated & heated triple bay, 1,356 sq. ft. shop w/full bath & greenhouse plus a separate 24'x16' wired & insulated studio w/a woodstove too! The property has wonderful outdoor spaces including gazebo w/firepit, lovely producing garden areas, a playhouse & an insulated 16'x8' pump house/garden shed. This place has it all!

### SPECS & FEATURES

|             |                  |          |                              |
|-------------|------------------|----------|------------------------------|
| Area        | Z3 Lake Cowichan | Age      | 1996                         |
| Bedrooms    | 4                | Taxes    | \$4,622                      |
| Bathrooms   | 4                | Tax Year | 2018                         |
| Lot Size    | 4.94 Acres       | MLS#     | 445188                       |
| Floor Space | 2,983 Sq. Ft.    | Parking  | 7 Spaces, Garage - 3 or more |



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