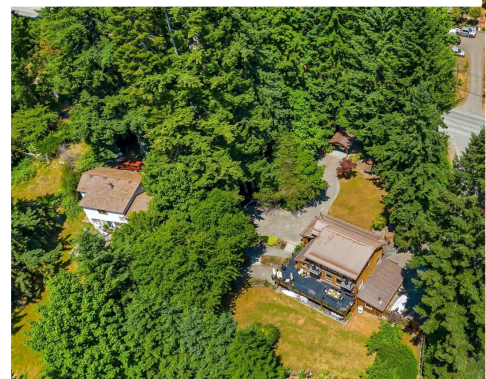




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## Lake and Mountain Views



**10360 Youbou Rd**

**\$999,000**

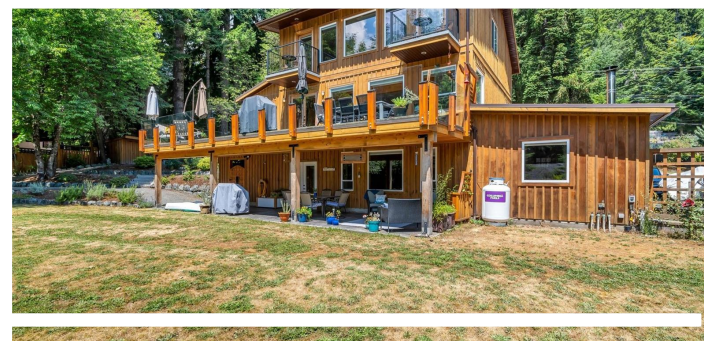
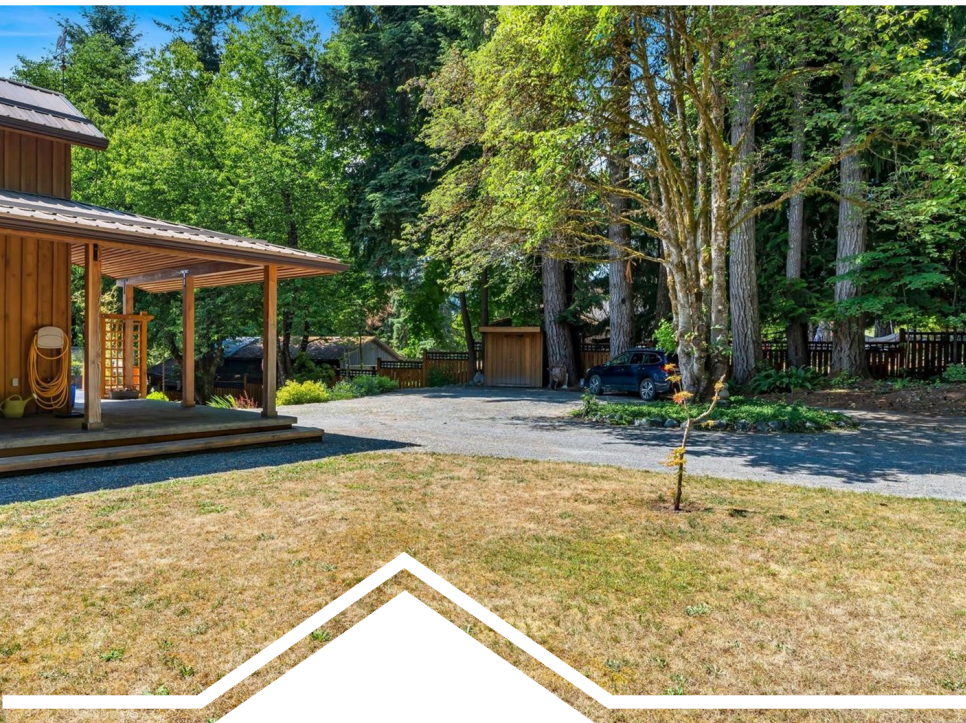


## Life by the lake...

Architectural heavy timber details throughout this home and property. Lake and mountain views across Lake Cowichan to Honeymoon Bay. Kitchen & dining area features live edge dining table and matching chairs. Fir cabinets with river rock backsplash and granite countertops. Walk out to stamped cement decks with frameless glass balustrades. Concrete deck wraps around the home from front to back. Living room has fireplace with fir mantle, built in shelving, concealed wiring and internet connections. Built in fir desk with curved top to match fireplace. Upper floor has primary & second bedrooms with Juliet balconies. Bathroom with soaker tub and lake views. Lower level is recreational area with 2-bdrm suite, kitchen & bar, separate driveway and entrance. Ample parking. RV Sani & hookup. Over height timber carport for boats/larger vehicles. Fully fenced with combination of cedar/elk- proof fencing. Septic 2011. Walk to Youbou Pub, close to Christopher Rock, Cottonwood Trails & Lake Cowichan.

## FEATURES

<b>Area</b>	<b>Youbou</b>
<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>3</b>
<b>Lot Size</b>	<b>19602</b>
<b>Floor Space</b>	<b>3031</b>
<b>Age</b>	<b>1940</b>
<b>Taxes</b>	<b>4493</b>
<b>Tax Year</b>	<b>2022</b>
<b>MLS#</b>	<b>935083</b>
<b>Parking</b>	



### Sandra Carswell

Representative

(250) 746-8123

sandra@sandracarswell.ca

23 Queens Road



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