

10459 Arbutus Rd

\$595,000

YOUBOU HOME WITH AMAZING VIEWS



CLOSE TO PARKS & BEACH

It's all about the view! Well appointed Youbou home approx. 1/2 hr from Duncan. Boasting a large master suite and guest bedroom on main. Another two rooms upstairs possible two bedrooms or a craft/office and bedrooms. Could be 4 beds easily. A large country kitchen with spectacular views while you do the dishes. Many features such as thermal windows, recent roof de-moss and flashing, plus interior paint and a heat pump with new furnace, new hot water tank making things economical. All this plus .90 acre of landscaped property in a quiet neighborhood within walking distance to the corner store, the beach and park. A carport and garage and the laundry room and workshop overlooking the lake round out the 3/4 basement. Great entertainment deck with views that make this home a must see.

FEATURES

Area	Youbou
Bedrooms	4
Bathrooms	1
Lot Size	39204
Floor Space	1400
Age	1944
Taxes	2634
Tax Year	2023
MLS#	955616



Pat Miller

Owner/Realtor

P. (250) 920.9690
patrick@countrywiderealty.ca
pembertonholmeslakecowichan.com

Po Box 45, 145 South Shore Rd



**PEMBERTON
HOLMES** REAL ESTATE
ESTABLISHED 1887