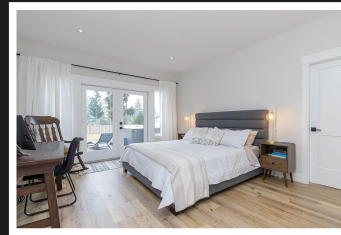


PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

9444 MARBLE BAY RD



Proudly offering this 3 bed/2 bath custom-built RANCHER boasting over 1,800 sq/ft of thoughtfully designed space. Multiple C.A.R.E. Award recipient (2021), the open concept design, w/ vaulted ceilings & over-sized windows, is ideal for entertaining & family gatherings. All three bedrooms include walk-in closets w/ the primary bedroom enjoying an award winning ensuite w/ free-standing tub, separate shower & heated tile flooring. Enjoy energy efficient living w/ the 7 kW solar system, heat pump & HVR, all on crawlspace w/ endless storage. The center jewel kitchen includes a feature wood-topped island, high-end SS appliance package, pantry & contemporary finishings. The best of outdoor living is offered on property, including a front porch w/ it's natural vista & a full width south facing deck w/ covered sitting area, hot tub & views over the lake & beyond. Endless parking . Balance of HPO Warranty. Truly a must see!



Priced at
\$1,195,000

Area	Lake Cowichan	Age	2020
Bedrooms	3	Taxes	5100
Bathrooms	2	Tax Year	2024
Lot Size	12066	MLS#	971851
Floor Space	1871	Parking	Attached

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