

## RANCHER CLOSE TO THE RIVER



### FLEXIBLE FLOOR PLAN

Set in a quiet cul-de-sac close to the Cowichan River, this 3-bedroom, 2-bathroom rancher is ready for immediate move-in. It comes with a double car garage, a wide driveway, and a low-maintenance yard that includes space for RV or boat parking, making it perfect for families or those looking to enjoy their retirement. The large tiled entryway is practical for welcoming guests. The living room features a vaulted ceiling and a propane fireplace, creating an inviting space for entertaining. The home has a flexible floor plan with an eat-in kitchen and a formal dining area. The kitchen is functional with plenty of cupboard space and opens up to the backyard patio. Down the hall, there's a laundry room with a sink and storage, a 4pc guest bathroom, and two bedrooms. The master bedroom, situated at the rear of the house with a view of the garden, includes a 3pc ensuite. With a heat pump and a crawlspace for extra storage, this home is set for you to start your lake life adventures.

### FEATURES

Area	Lake Cowichan
Bedrooms	3
Bathrooms	2
Lot Size	8191
Floor Space	1262
Age	1993
Taxes	3554
Tax Year	2022
MLS#	961071



### Pat Miller

Owner/Realtor

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

Po Box 45, 145 South Shore Rd

