



# 6411 Herons Pl

\$798,000



## Exceptional Duncan Family Home

Nestled on a quiet cul-de-sac in the Pondside community of Herons Wood in Duncan, this lovingly maintained 3 bedroom plus den, 3 bathroom home offers comfort & style in one. Boasting a well designed 1,804 Sq. Ft. layout that showcases open concept main living areas, this residence features hardwood flooring, vaulted ceilings in great room & master, master on the main level w/walk-in closet & ensuite, heat pump with A/C, hot water on demand, large flex area upstairs, generous sized second & third bedrooms & more. Outside you will love the covered BBQ deck perfect for enjoying the serene surroundings. The easy care lot backs on to treed park area, ensuring your privacy and a tranquil setting. All this located a great neighbourhood surrounded by exceptional neighbours, steps away from trails, parks, schools, bus route & all amenities but feels a world away.

### SPECS & FEATURES

Area	West Duncan	Age	2007
Bedrooms	3	Taxes	\$4,773
Bathrooms	3	Tax Year	2022
Lot Size	0.09 Acres	MLS#	950416
Floor Space	1,804 sq.ft.	Parking	Garage



To view interactive floor plans scan this QR code with your smart phone



**THERESA CARTER - REALTOR®**

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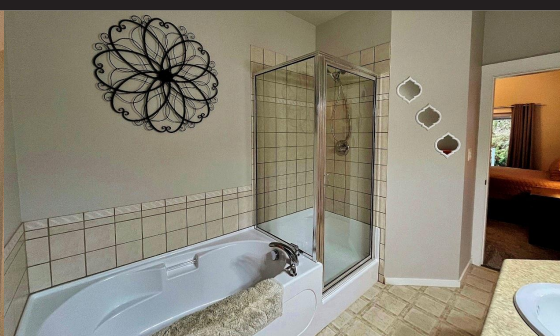
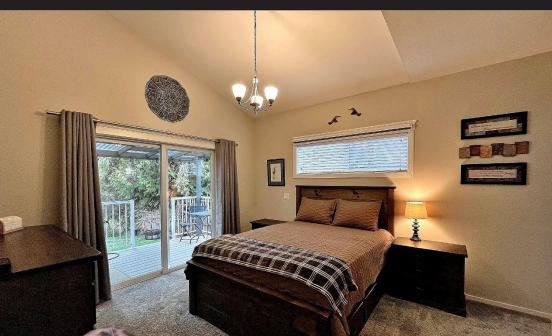
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