



REAL ESTATE

DIMPHY RICHTERS REAL ESTATE

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Helping you reach your real goals!

7020 Cowichan Lake Rd Lake Cowichan, BC V0R 2G0

Residential **Active**

Age 78

\$839,000\$567 \$/Ft² Floor area

List Date 27/02/2024

1 days

\$/Ft² Floor Area

\$566.89

\$/Ft² Lot Size

\$3.19

2024 Total Assessed Value

\$597,000

Original Price

\$839,000

List Price

\$839,000

Area

Duncan

Sub-Area / Community

Du Lake Cowichan

 2
Bedrooms 1,480
Ft² Floor Area 10
Parking Total 2
Bathrooms 262,667
Ft² Lot Size 1946
Year Built

Situated on over 6 acres (2 usable acres), this property is a true gardener's paradise. This 2 to 3-bed, 2-bath home is surrounded by an abundance of opportunities to grow your own food. Some of the established vegetation include apple, pear, plum, cherry, fig, and walnut trees in addition to blueberries, raspberries, and grapes. The home oozes its own unique character with a custom masonry wood-burning fireplace that also doubles as an oven. The home is easily cooled by breezes coming off the wetlands even on the hottest days. In addition to a well, there is a natural spring that gravity feeds water to the garden and is also a backup water source for the home. Outbuildings include a potting shed, wood shed, small barn, chicken coop, and more. Zoning allows for accessory uses such as agriculture, B & B accommodation, structures accessory to a principal permitted use, home-based business, and secondary dwelling or suite (buyer to verify). Bring your ideas and make this your dream home.

Features

Heating/Cooling: Heat Pump, Wood, Other, Air Conditioning

Indoor/Outdoor Features: Sauna, Dishwasher, F/S/W/D, Fenced, Fencing: Full, Garden, Water Feature

Suite:

Basement Area: Crawl Space

Crawl/Bsmt. Ht: 0'0

Laundry: In House

Floor Finish: Laminate, Tile

Renovations:

Fireplaces: 1 (Fuel: Wood Burning)

Accessibility: Accessible Entrance, Ground Level

Main Floor

Virtual Tour: [link](#)Additional Links: [link-1](#)

Parking

Parking Total: 10

Parking: Driveway

Parking Access: Road: Paved

Community

Bike Score: 18 / Somewhat Bikeable

Transit Score:

Walk Score:

Property

Style of Home:

Finished Area: 1,480.00 ft²Unfinished Area: 1,480.00 ft²Total Area: 2,960.00 ft²

View: Mountain(s), Other

Waterview: No

Waterfront:

Ownership: Freehold

Occupancy: Partially Occupied

Zoning: R-2, Suburban Residential 2 Zone

Site Influences:

Construction Details

Property Class: Residential

Property Type: Single Family Detached

Construction: Cement Fibre, Frame Wood, Wood, Other

Exterior:

Foundation: Poured Concrete

Roof: Metal

Lot

Depth:

Frontage:

Lot Size Dimensions:

Acres: 6.03

Services Connected:

Sewer Type: Septic System

Water Supply: Well: Drilled, Other

Restrictions:

Lot Features: Acreage, Irregular Lot, Irrigation

Sprinkler(s), Private, Rural Setting, Southern

Exposure

MLS® #: 954468

Last Updated: 27/02/2024

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Lake Cowichan, BC V0R 2G0

Level	Type	Dimension
Main	Bathroom	3-Piece
Main	Bedroom	9'1"x11'5"
Main	Dining Room	8'11"x9'4"
Main	Entrance	7'0"x9'5"
Main	Entrance	3'11"x9'4"

Level	Type	Dimension
Main	Family Room	9'5"x11'7"
Main	Kitchen	13'2"x11'7"
Main	Laundry	7'2"x9'1"
Main	Living Room	13'2"x17'6"
Second	Bedroom - Primary	11'6"x21'7"

Level	Type	Dimension
Second	Ensuite	4-Piece
Second	Storage	5'6"x28'11"
Second	Storage	5'6"x28'11"

