

5262 WINCHESTER RD

Duncan, BC

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Any and all information of special interest should be verified and obtained through independent verification.



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472 Trans-Canada Hwy, Duncan, BC V9L 3R6





Zoning: A3

Home: 2,968 sq ft

Bedrooms: 4+Den

Bathrooms: 3

Garage: Double

MLS# 1043634

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Welcome to your own private retreat in one of the Cowichan Valley's most sought-after rural locations. Set on a beautiful 2 acres in the desirable Vimy area, this spacious family home offers an incredible lifestyle just a short walk from the Vimy swimming hole, where crystal-clear waters and warm summer days await.

Surrounded by nature and mature landscaping, the property features a large, level yard with plenty of room for family gatherings, outdoor games, and gardening. Enjoy summers by the inground pool, relax on the expansive new vinyl poolside deck, or challenge friends to a game on your private tennis and basketball court. A newer greenhouse, double garage, and abundant outdoor space complete this exceptional property.

Inside, the generous floor plan offers over 2,900 sq. ft. with room for the whole family. The main floor welcomes you with a spacious entry featuring parquet hardwood flooring, a sunken living room, family room, formal dining area, bright kitchen with eating nook, mudroom, full bathroom, and a large office that could easily serve as a fifth bedroom.

Upstairs you'll find three additional bedrooms, a full bathroom, and an impressive primary suite complete with a large walk-in closet and a spacious ensuite.

While the home would benefit from cosmetic updating it presents an outstanding opportunity to personalize the space and add significant value. With its exceptional location, private setting, generous square footage, and outstanding outdoor amenities, this is a property where you can truly create your dream home while building equity for the future.

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Property Notes

Double Garage

Paved driveway

Inground Pool - has newer liner and cover

New vinyl deck

New wood entry and stairs

Single tennis court/basketball court...could be pickleball

Private, peaceful 2 acres

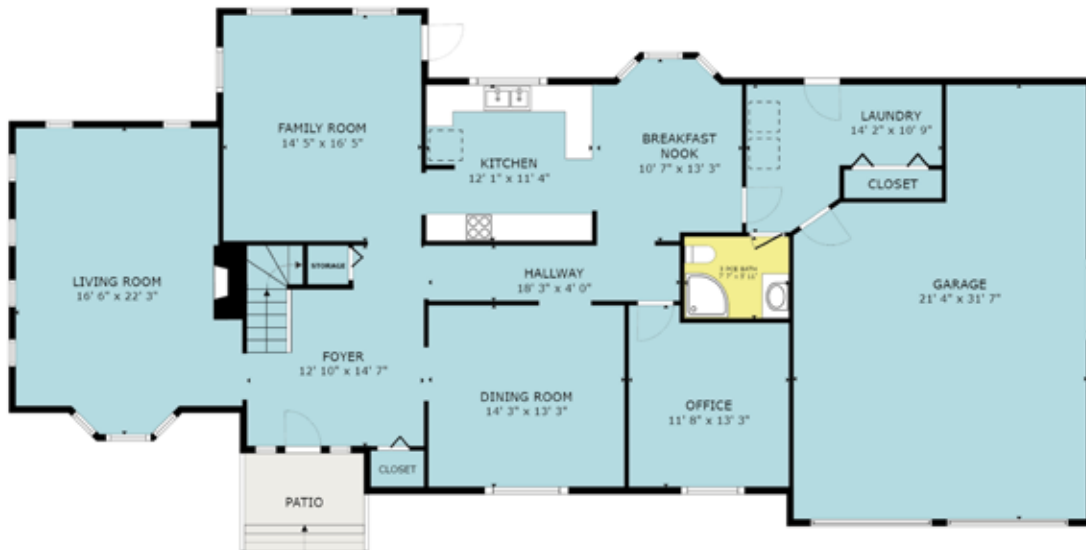
Steps from Vimmy Pools (swimming spot on Cowichan River)

Close to hiking, biking trails and lots of outdoor adventures

Less than 10 mins to town

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MAIN



UPPER

FLOOR	FINISHED
MAIN	1,766
UPPER	1,202
TOTAL	2,968

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