

4030 GIBBINS 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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REAL ESTATE PROFESSIONAL

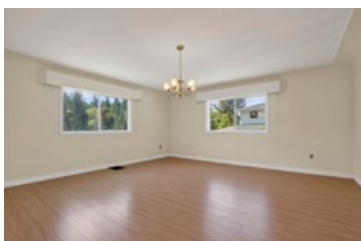
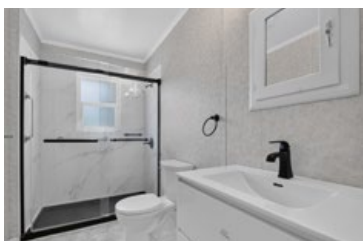
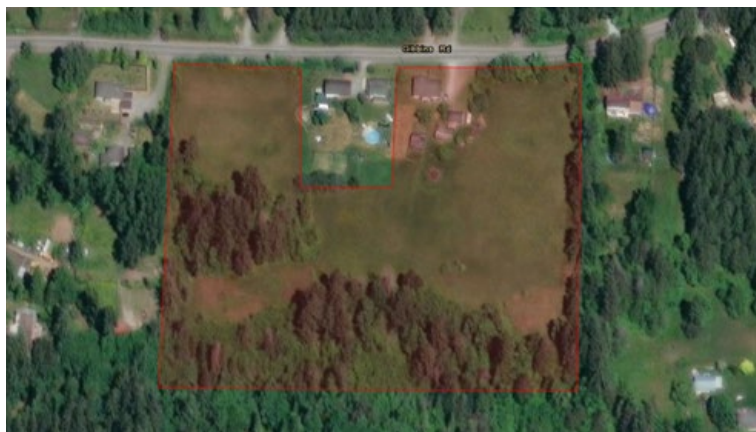
REMAX
ISLAND PROPERTIES

Cell: 250.732.1863
Office: 250.748.7200
Email: adam@adamballrealty.ca

www.adamballrealty.ca

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





Zoning: A2
Home: 2,319 sq ft
Bedrooms: 4
Bathrooms: 2
MLS# 1045219

4030 GIBBINS RD Duncan, BC

Welcome to your own private 12-acre retreat in one of the Cowichan Valley's most sought-after rural locations. Featuring gently rolling fields, excellent sun exposure, beautiful views, and endless possibilities, this is the kind of property that rarely comes available. Whether you've dreamed of creating a hobby farm, raising horses, growing your own food, building gardens, or operating a farm stand, this versatile acreage is ready for your vision. The property includes an irrigation pond, a seasonal creek, and a treed hillside at the rear, offering a wonderful mix of open pasture, natural beauty, and privacy.

The home offers over 2,300 sq ft of living space and is filled with potential. The main floor features a welcoming entry with hardwood flooring, a spacious kitchen with island and charming built-in ironing cupboard, a generous living room and dining room perfect for family gatherings, two bedrooms, laundry room, and an updated bathroom. Step outside to the large rear patio overlooking the fields, an ideal spot to enjoy your morning coffee, afternoon tea, or summer BBQs.

The lower level offers two additional bedrooms (without closets), an older bathroom, cold room, and a large unfinished space that could become a family room, games room, workshop, or additional living area.

Outside you'll also find a 530 sq ft detached double garage, an older chicken coop, and a cold storage building, providing plenty of room for projects, equipment, and hobbies.

While the home requires updating, it presents an exceptional opportunity to renovate, build equity, and create a country estate tailored to your lifestyle.

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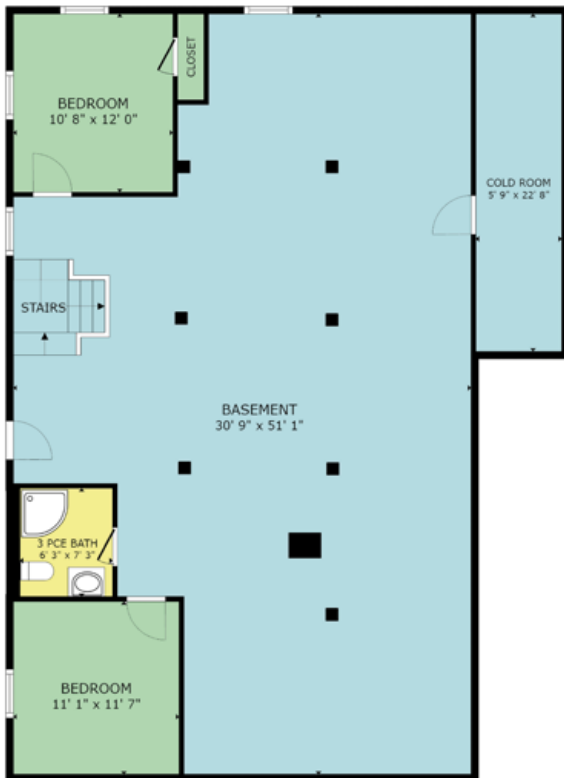
Property Notes

Private, peaceful 12 acres ready for your ideas
Excellent sun exposure
Ideal hobby farm or equestrian property
Plenty of room for horses, livestock, gardens or orchards
Irrigation pond and seasonal creek
Desirable Cowichan Valley location
530 sq ft detached double garage (with pit for working on cars)
Home ready for renovation - Excellent opportunity to build equity
Large patio overlooking the fields
Close to Vimy Pools (swimming spot on Cowichan River)
Close to hiking, biking trails and lots of outdoor adventures
Less than 10 mins to town

* Estate Sale - Sold As Is Where Is

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LOWER



MAIN

FLOOR	FINISHED	UNFINISHED
LOWER	466	1,405
MAIN	1,853	-
TOTAL	2319	1,405

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