

INFORMATION PACKAGE

24 HEMLOCK STREET, LAKE COWICHAN



Perfect Starter Home in Lake Cowichan's "100 Houses" Area! Super cute & cozy 2-bedroom + den, the perfect opportunity for first-time buyers to jump into the market!



Nicely updated throughout & full of character, this home offers a warm & welcoming vibe the moment you step inside. Open-concept layout features wood accents & a wood-burning stove in the living room — perfect for cozy nights in. The updated kitchen & bath add modern touches while keeping things simple & functional & the den is ideal for a home office, hobby room, or guest space.



The large garage with its own wood stove, tons of storage & workshop space is great for DIYers or extra gear. Outside, you'll find a fully fenced, level backyard with room to relax, garden, or let the dog run free. Located in the friendly & established "100 Houses" neighborhood, this is a great spot to plant roots & build equity.


Downsizing or buying your first home? This one checks all the boxes!


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Bedrooms: 2 + Den

Bathrooms: 1

Living Space: 1,174 sq.ft.

Water Source: Municipal

Sewer Supply: Municipal

Heat Source: Heat Pump

Year Built: 1984/Remodeled

Lot Size: 0.18

Roof: Asphalt Shingle (2016)

Construction: Wood Frame

Parking: Garage, RV

Property Taxes: 2024 \$2,896

Property Assessment: 2025

\$408,000

Additional Notes:


- Woodstoves Wett certified
- Electrical & roof done 2016
- Kitchen updated 2018/2019
- 4 piece bathroom 2023
- Updated dbl pane windows
- New gutters 2018
- 200 amp
- Water tank 2023
- Vacant clean ready to sell


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