

INFORMATION PACKAGE

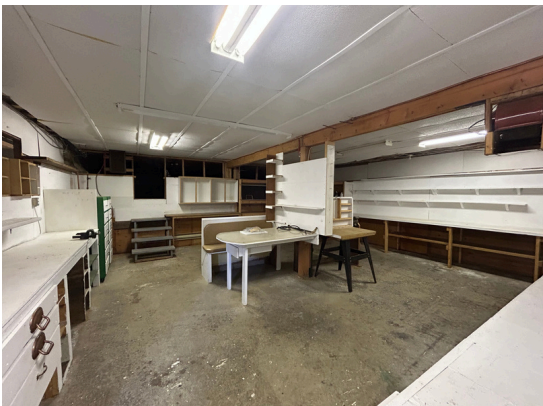
6329 HIGHWOOD DRIVE, DUNCAN



Welcome to this immaculate & well-maintained 2 bedroom, 2 bathroom rancher situated on a manicured & easy-care 0.42-acre lot.



The open-concept main living area is filled with natural light & features a cozy natural gas fireplace. The spacious kitchen includes classic Oak cabinetry, charming wood accents, a convenient breakfast bar, and plenty of storage with dining room access to a large back deck —perfect for relaxing or entertaining. Both bedrooms boast walk-in closets with built-in organizers, and the primary bedroom includes a private 2-piece ensuite.



Hobbyists will love the enormous 220-wired shop space located in the full-height basement—ideal for projects and storage. There's plenty of space for your toys with RV parking & a double garage and loads of privacy, backing onto greenspace.


Don't miss the opportunity to own this beautifully cared-for home in a very desirable Duncan neighbourhood!


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**PEMBERTON
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Bedrooms: 2

Bathrooms: 2

Living Space: 1,258 Sq.Ft.

Water Source: Municipal

Sewer Supply: Septic

Heat Source: Electric Baseboard

Year Built: 1992

Lot Size: 0.42 Acre

Roof: Asphalt Shingle

Construction: Wood Frame

Parking: Double Garage/RV

Property Taxes: 2025 \$4,117

Property Assessment: 2025
\$689,000

Additional Notes:


- Huge basement workshop
wired 220amp
- Front deck replaced 2024
- Backs onto Greenspace
- Manicured Easy Care
Landscaping
- Sunny southern exposure
- Great Neighbourhood


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