

# INFORMATION PACKAGE

634 DOBSON ROAD, DUNCAN



Get into the market in this affordable & well cared for 3 bedroom, 2 bathroom 1/2 duplex!



Indulge your green thumb in the beautifully landscaped & fenced front yard complete with both established shrubs & trees as well as raised veggie beds. The fully fenced back yard includes plenty of deck and patio space, lots of storage and minimal lawn area for easy maintenance.



Inside you'll find main level living with easy access off the dining room to a beautiful covered back deck, cozy fireplace in the living room and plenty of closet and storage space with 3 good sized bedrooms & a full bath upstairs.


Excellent location just a short walk to big box shopping, dining, recreation and schools with a great park and Cowichan River walking trails almost at your door step! Ideally suited to a young family just getting started or investors looking for a move-in ready rental opportunity. Don't wait, take a closer look today!

  
**ELITE**  
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**PEMBERTON  
HOLMES** • 1887  
REAL ESTATE COWICHAN VALLEY


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Bedrooms: 3  
Bathrooms: 2  
Living Space: 1,415 sq.ft.  
Water Source: Municipal  
Sewer Supply: Connected  
Heat Source: Baseboard Electric  
Year Built: 1981  
Lot Size: Strata Lot  
Roof: Asphalt Shingle  
Construction: Wood Frame  
Parking: Open/Street  
Property Taxes: 2024 \$3,060  
Property Assessment: 2025  
\$3,89,000

## Additional Notes:


- Covered Deck
- Raised Garden Beds
- Fully Fenced Back Yard
- Walking Distance to Amenities
- Park and Cowichan River Trail 2 blocks away

  
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