

INFORMATION PACKAGE

35-300 GROSSKLEG WAY, LAKE COWICHAN



Retiring or downsizing? This beautifully bright & airy 2-bedroom, 2-bathroom townhome on an attractively landscaped, low-maintenance corner lot in Brookside Village offers everything you need for comfortable, one-level living.



Open-concept layout with quality finishings throughout, including granite countertops, an electric fireplace, heat pump & a spacious primary bedroom with a lovely 3-piece ensuite. There's ample closet & storage space, a covered front entry, covered parking, a partially covered patio & a fully fenced backyard. Balance of the 2/5/10 warranty still in place too!




This well-maintained, friendly & welcoming 55+ community is just a short walk to town and the lake, and only 20 minutes from Duncan. Pets and rentals are allowed with some restrictions (see strata bylaws for details). Discover the charm of small-town living with easy access to recreation, dining, and local amenities. Come explore active retirement living in beautiful Lake Cowichan!


ELITE
REAL ESTATE TEAM




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


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Bedrooms: 2

Bathrooms: 2

Living Space: 940 sq. ft

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump

Year Built: 2022

Roof: Asphalt Shingle (original)

Construction: Wood Frame

Parking: Carport

Property Taxes: 2024 \$3,220

Property Assessment: 2025
\$477,000

Strata Fee: \$220/mo

Additional Notes:


- Fully fenced back yard
- Corner Lot
- Balance of 2/5/10 Warranty still in place
- Pets Allowed (size & number restrictions) – See Bylaws
- Some Rentals Allowed (Limited number) – See Bylaws


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