

INFORMATION PACKAGE

3-232 NORTH SHORE ROAD, LAKE COWICHAN



Welcome to simple, year-round lakeside living or your vacation home away from home.

This 2020 built 2 bedroom, 1 bathroom Park Model modular home nestled in this small lakeside community has all the modern conveniences you need for everyday living or holiday enjoyment. Beautifully bright and well laid out living spaces with plenty of useful storage solutions, modern kitchen with island and breakfast bar, great covered deck and private patio space and much more.



This small, relaxed strata development of just 10 properties offers very low strata fees, a common dock & deck areas and there's space for your boat too. Great location just steps to the lake & a short walk to the Town of Lake Cowichan amenities.




Not a pad rental, you own your lot and year-round living is allowed. Short term rentals are not permitted. Don't wait, your lakeside adventures await!


ELITE
REAL ESTATE TEAM




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


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Bedrooms: 2

Bathrooms: 1

Living Space: 542 sq. ft.

Water Source: Municipal

Sewer Supply: Municipal

Heat Source: Heat Pump

Year Built: 2020

Lot Size: 0.03 Acre

Roof: Metal

Construction: Wood frame/
modular

Parking: Open, 1 space/unit

Property Taxes: 2024 \$1,717

Property Assessment: 2025
\$257,000 (land only)

Strata Fee: \$125/mo (\$1,500/yr)

Additional Notes:


- Boat slip included
- Year round living allowed
- No rentals
- Crawl space is heated
- Additional storage access in 2nd bedroom
- Strata amenities include a common dock & patio/deck & gated entry.


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