

# INFORMATION PACKAGE

9971 ECHO HEIGHTS, CHEMAINUS



Ocean views in Chemainus! The open concept main living area of this custom chalet style home features soaring vaulted ceilings & big picture windows taking in those views and is completed by a spacious kitchen with granite counters & island with eating bar and access to the large deck, perfect for bbqs and entertaining. The main level also features a 2nd bedroom and full bath.



The upper level loft is your primary bedroom escape encompassing a decadent ensuite with soaker tub and private ocean view balcony. Generous use of warm wood accents, hardwood & tile floors, solid wood doors & stone inspired finishings radiate West Coast ambiance throughout. The lower level includes a 3rd bedroom/den, laundry and access to the double garage.



Outside you'll find additional covered parking & room for your boat or RV, a fully fenced back yard with garden beds, a wood burning Hot Tub & storage shed. Shopping, amenities & recreation are all close at hand too. Come experience all the lovely town of Chemainus has to offer!

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Bedrooms: 3

Bathrooms: 2

Living Space: 2,098 sq.ft

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump, Electric

Year Built: 2014

Lot Size: 0.16 Acres

Roof: Fiberglass shingle (original)

Construction: Frame

Parking: Double Garage, Carport

Property Taxes: 2024: \$5,856

Property Assessment: 2025

\$947,000

## Additional Notes:

- Fully fenced back yard
- Hot water on demand
- Vaulted Ceilings
- Wood burning hot tub included
- Solid Wood Doors and wood trim throughout
- Big Ocean View Deck & Juliette Balcony
- RV/Boat parking
- No Closet in lower bedroom

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