

# INFORMATION PACKAGE

6013 WISTERIA PLACE, DUNCAN



Tucked at the end of a quiet cul-de-sac, this private property offers the perfect blend of space, functionality & outdoor living. A panhandle driveway leads to the beautifully landscaped, mostly fenced yard featuring sun-dappled lawns, mature gardens, decks & patios & plenty of room for the whole family. Kids will love the tree fort & pets have their own fenced enclosure.



The 3,237 sq.ft 2 level home offers a spacious 3-bdrm, 2.5-bath main residence with a bright, open layout. A generous family room, large deck off the main living area & stunning backyard patio are ideal spaces for relaxing & entertaining. Thoughtful landscaping includes attractive stonework, pond & easy-care xeriscaping.



The lower level features a self-contained 2-bdrm, 1-bath in-law suite with its own laundry & a large, covered patio—ideal for family, guests or as a mortgage helper. Located in a desirable, family-friendly neighbourhood with easy access to Duncan's amenities, schools & recreation, don't miss this one!

  
**ELITE**  
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**PEMBERTON  
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EST. • 1887  
REAL ESTATE COWICHAN VALLEY

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*Information provided in this package is believed to be accurate, however it is ultimately the responsibility of the Buyer to verify anything contained herein if it is being relied upon in making an offer on this property. This information is provided as a courtesy. There are no representations or warranties provided by the Listing Agent or the Seller(s).*

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Bedrooms: 5

Bathrooms: 4

Living Space: 3,237 sq.ft

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Baseboard Electric

Year Built: 1974/Renovated

Lot Size: 0.38 Acre

Roof: Asphalt Shingle (2011)

Construction: Wood Frame

Parking: Double Garage

Property Taxes: 2025 \$5,104

Property Assessment: 2025

\$818,000

## Additional Notes:

- 2 bed/1 bath Self-Contained Suite w/in-unit laundry
- Mostly Fenced
- Natural Gas Hot Water Tank (aprox 3yrs old)
- Fenced Pet Area
- Raised veggie garden beds
- Hot Tub



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