

# INFORMATION PACKAGE

21-300 GROSSKLEG WAY, LAKE COWICHAN



Retiring or downsizing? Don't miss this meticulously maintained end unit townhome in Brookside Village!

Enjoy easy one-level living with 2 bedrooms (both featuring new carpet), 2 bathrooms, and quality finishing throughout. Features include an efficient heat pump, electric fireplace, hardwood floors, single garage, and 2 guest parking spaces right out front.

The fully fenced backyard offers a partially covered patio and backs onto greenspace, creating a lovely setting for relaxing and enjoying the outdoors.

Located in a friendly, welcoming 55+ community, this home is just a short walk to town and the lake, with the City of Duncan just a 20 minute drive away. Pets and rentals are permitted with some restrictions (see strata bylaws for details).

Enjoy the charm of small-town living with easy access to recreation, dining, and local amenities. Discover active retirement living in beautiful Lake Cowichan!



**ELITE**  
REAL ESTATE TEAM



**PEMBERTON  
HOLMES**  
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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: 2

Bathrooms: 2

Living Space: 1,077 sq.ft

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump

Year Built: 2011

Roof: Asphalt Shingle

Construction: Wood Frame, Vinyl Siding

Parking: Garage, Guest, Open

Strata Fee: \$335/mo

Property Taxes: 2026 \$3,842

Property Assessment: 2026  
\$487,000

## Additional Notes:

- Backs onto Greenspace
- Fully Fenced Back Yard
- Partially Covered Patio
- New Carpet in Bedrooms
- Meticulously Maintained
- Strata Clubhouse
- Offers Subject to Probate



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