

INFORMATION PACKAGE

1218 VIEW/TOP ROAD, DUNCAN



Simply stunning, inside & out! From the south facing elevated lake & mountain views to the careful attention in every detail, this home will wow you.



Situated in prestigious "Kingsview at Maple Bay" this near new 6-bdrm, 4-bath home w/self-contained 1 bdrm, 1 bath legal suite has everything. Bright & open main living area, dream kitchen w/pantry & island, living room w/bar, feature gas fireplace, picture windows, French doors to the partially covered 400+ sq.ft. deck & hardwood floors throughout.



Main bath & 3 bdrms up including the primary w/a spacious walk-in closet & luxurious ensuite. 2 bdrms down, along w/a 3-piece bath, laundry, workshop & mudroom access to the oversize double garage.

A fenced yard, storage shed, elegant low maintenance landscaping, irrigation & an extra wide driveway complete the package. Balance of 2/5/10 remaining, all the bells & whistles & just mins to schools, trails, the ocean & Duncan amenities incl a new Hospital (opening 2027), this home has it all.



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REAL ESTATE COWICHAN VALLEY

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Bedrooms: 6

Bathrooms: 4

Living Space: 3,421 sq.ft Finished

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump, Gas FP

Year Built: 2021

Lot Size: 0.17 Acre

Roof: Fibreglass Shingle

Parking: Oversize Double Garage

Property Taxes: 2024 \$6,316

Property Assessment: 2025

\$1,062,000

Additional Notes:

- Includes 1 bdrm, 1 bath legal self contained suite
- Balance of 2/5/10 warranty still in place
- Easy Maintenance landscaping with irrigation
- Extra wide driveway
- Fantastic Elevated Views
- Hardwood floors throughout the main level



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