

# INFORMATION PACKAGE

175 GRAVELLE PLACE, LAKE COWICHAN



Like new family home in a newer subdivision in beautiful Lake Cowichan! This 3 bedroom, 2 bathroom 2 story home has been lovingly maintained and is ready for you to move right in!



A covered front porch welcomes you into the lower level family room complete with a cozy woodstove. The 2 bedrooms and 3 piece bath down would work great for older kids, guests or office space. Upstairs features an open plan main living area with a beautifully appointed kitchen as well as a 3rd bedroom and 4 piece bath.



The property features easy care landscaping, a mostly fenced back yard and a covered hot tub patio, perfect for a relaxing soak after a day at the lake.


Easy highway access for a short commute to Duncan and walking distance to Lake Cowichan amenities & the lake. Come experience small town living with access to amazing recreation right here!

  
**ELITE**  
REAL ESTATE TEAM




  
**PEMBERTON  
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REAL ESTATE COWICHAN VALLEY


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Bedrooms: 3

Bathrooms: 2

Living Space: 1,146 sq.ft.

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Electric, Baseboard,  
Woodstove

Year Built: 2017

Lot Size: 0.11 Acre

Roof: Asphalt Shingle

Construction: Wood Frame,  
Cement Fibre Siding

Parking: Open/Driveway

Strata Fee: \$10/Mo

Property Taxes: 2024 \$3,002

Property Assessment: 2024  
\$409,000

## Additional Notes:

- Hot Tub new 2022
- Bareland Strata -Pet allowed with some restrictions (Limited #)
- Strata Fee includes management & snow removal



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