

# INFORMATION PACKAGE

48 HEMLOCK STREET, LAKE COWICHAN



Beautifully Updated 4-Bedroom Home – Move-In Ready!

Welcome to your next home – a perfect mix of comfort, quality, and peace of mind. This fully renovated 4-bedroom, 3-bathroom home has everything done for you, so all you have to do is move in and enjoy.

The house features a brand-new metal roof built to last, along with hot water on demand powered by propane – efficient and reliable. Stay comfortable year-round with a modern heat pump and central air conditioning system.

Step inside to a bright, clean space that's been spray foam insulated for energy savings and comfort. All plumbing and electrical systems are updated, giving you peace of mind for years to come.

The fully fenced-in backyard offers privacy and safety – perfect for kids, pets, or just relaxing outdoors. Sitting on a corner lot with no neighbors behind you (thanks to the alleyway), you'll enjoy extra space and quiet.

With 4 spacious bedrooms and 3 bathrooms, there's room for the whole family or guests. Whether you're upgrading, downsizing, or investing, this home is a rare find that blends elegance with simplicity.



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Bedrooms: 4

Bathrooms: 3

Square footage: 1,730 sq.ft

Age: 1948 Updated/Remodeled

Parking: Carport, Driveway x 2

Roof: Metal

Water: Municipal

Sewer: Municipal

Lot Size: 0.17 Acre

Heat: Electric, Forced Air, Heat Pump

Fireplace: 1 - Woodburning

Property Taxes: 2024: \$3,508

Included items: Fridge, Stove,  
Dishwasher, Washer, Dryer

Preferred Closing: Negotiable

Additional Notes:

- Large propane tank is leased
- Steps to 100 Houses Playground
- Hot water on demand
- Heat Pump
- 100amp electrical w/ sub panel  
for Generator bypass
- Fully Fenced
- Mature landscaping, fruit trees &  
berry bushes
- Close to schools, trails, swimming &  
recreation

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