

INFORMATION PACKAGE

9857 YOUNBOU ROAD, YOUNBOU



Perched on a beautifully landscaped, south-facing almost one acre, this spacious home captures elevated lake & mountain views & tranquil privacy with direct access to parks, trails, beaches & the best of Cowichan Lake recreation right across the street.



The main level is bright & spacious w/ large picture windows, generous living room w/ cozy wood stove, country kitchen with island & loads of counter & cupboard space, two spacious bdrms, both w/ deck access, two baths & 2 expansive partially covered decks.



Downstairs is a big rec room w/ wood stove, built-in bar & a 2-piece bath. Also on the lower level is a self-contained 2-bdrm, 1-bath suite complete with propane stove, its own sunroom & covered patio—ideal for extended family, guests or rental income.

Additional features include an attached garage, carport, covered boat & RV storage, meandering pathways & fabulous outdoor living spaces, raised veggie beds & greenhouse & much more! An outdoor enthusiast's dream - don't miss it!



ELITE
REAL ESTATE TEAM



**PEMBERTON
HOLMES**
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: 4

Bathrooms: 4

Living Space: 3,304 Sq. Ft

Water Source: Municipal

Sewer Supply: Septic

Heat Source: Baseboard Electric

3 x Woodstoves

Year Built: 1999

Lot Size: 0.91 Acres

Roof: Asphalt Shingle

Construction: Wood Frame

Parking: Garage, Carport, Covered
RV/Boat

Property Taxes: 2025 \$4,563

Property Assessment: 2025
983,000\$

Additional Notes:

- Self contained 2 bdrm, 1 bath suite
- Detached carport
- Single Garage
- Rec Room with Bar
- Landscaped yard with Gazebo
- Raised Veggie Gardens


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