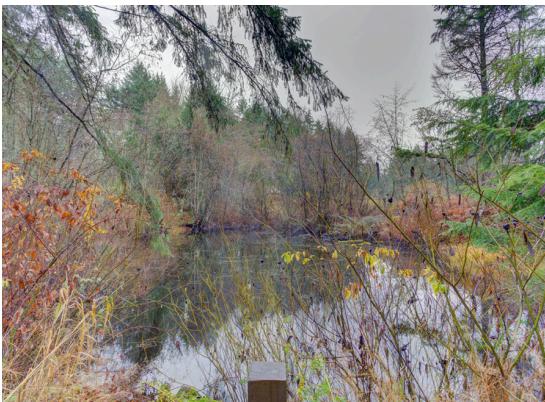


INFORMATION PACKAGE

4305 SUNRISE ROAD, DUNCAN



Discover exceptional value and versatility on this peaceful 2.02-acre property just minutes from Duncan. The main residence is a spacious 4-bedroom, 1-bath double-wide home featuring generous deck space—including partially covered areas—perfect for year-round outdoor living. Inside, cozy wood stoves warm the family room and kitchen, and a durable metal roof offers long-lasting peace of mind. A detached 2-car garage/workshop provides ample room for vehicles, hobbies, and storage. A second dwelling offers rental income or multigenerational living potential. This 1-bedroom, 1-bath unit includes a large deck, a wood stove, a bright studio space on the lower level, plus its own workshop and carport. The property itself is mostly treed, offering excellent privacy, separation between the two homes, and a serene rural atmosphere. Enjoy the firepit, gardens, and tranquil pond—an ideal setting for those seeking space, nature, and quiet living while staying close to town amenities.




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PEMBERTON HOLMES
EST. 1887
REAL ESTATE COWICHAN VALLEY

INFORMATION PACKAGE

4305 SUNRISE ROAD, DUNCAN



Bedrooms: 4

Bathrooms: 1

Living Space: 1,758 sq.ft

Water Source: Shared Well

Sewer Supply: Septic System

Heat Source: Baseboard Electric,
Woodstove

Year Built: 1996 (Mobile)

Lot Size: 2.00 Acres

Roof: Metal

Construction: Wood frame

Parking: Garage, Carport, Open

Property Taxes: 2025 \$4,985

Property Assessment: 2025
\$975,000

Additional Notes:

- 1 bed, 1 bath rental house with studio & workshop, no permits, occupied by Executor who would like to stay if possible, no RTA
- Well is shared, see easement
- Private, rural setting
- Mostly Treed lot
- Private pond
- No power to the Garage


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