

INFORMATION PACKAGE

375 POINT IDEAL DRIVE, LAKE COWICHAN, BC



Discover your ultimate retreat on the shores of Cowichan Lake! Step into luxury living with this stunning waterfront masterpiece boasting 6 bedrooms, 5 bathrooms, & a den, with 2 additional suites including a spacious 2-bdrm suite on the lower level & an extra 1-bdrm suite for guests.

This magnificent estate features flat, walk-on waterfront with a sandy beach, private dock, & a charming gazebo where you can unwind and soak in breathtaking sunsets against the backdrop of Cowichan Lake and the majestic surrounding mountains.

Entertain in style on the expansive deck overlooking the Lake, or retreat to the primary bedroom on the main level, where panoramic lake views provide a serene sanctuary.

The open-concept kitchen, dining, and living space flow seamlessly, perfect for hosting gatherings with loved ones. Parking is a breeze with a generous 3 car garage & extra storage in the home and outbuildings ensuring plenty of room for all your recreational gear and outdoor essentials.

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Sellers Offer Instructions: Seller wishes to review offers as they come.

Closing Date: Negotiable

Material Latent Defects/PDS disclosed: None

Sewer/Septic: Connected to Public

Water/Well: Connected to Public

Heat Source: Forced air heat pump with central air

Age of Home: 2008

Age of Roof: Original

Age of Hot Water Tank: 2 hot water tanks

Electrical: 200 amp in the house, 100 amp in the garage

Zoning: Town of Lake Cowichan R2 zoning

Lot Size: .38acres / 16,553 sqft

Property Taxes: \$11,526 (2023)

Appliances:

Main home - fridge, stove, microwave, dishwasher, washer & dryer.

Main floor suite - fridge, stove, microwave, tacking washer & dryer.

Lower level suite - countertop stove, fridge, washer & dryer.

Inclusions: Electric fireplace in the lower level, dock, gazebo, storage shed.



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