

# INFORMATION PACKAGE

103-40 STANLEY ROAD, LAKE COWICHAN



Fully updated & move-in ready, this 1-bedroom plus den, 1-bath condo offers effortless living in the heart of Lake Cowichan—perfect for an active single or couple seeking a low-maintenance lifestyle.

The bright, open layout maximizes space & functionality, while the versatile den provides the ideal spot for a home office, guest space, or hobby room.

Step out to the balcony & take in views overlooking Central Park & the Cowichan River & the location is perfect, within walking distance to local shops, restaurants, services, recreation & Cowichan Lake.

In-suite laundry & shared storage adds extra practicality & convenience & the building allows long-term rentals, making this an excellent option for both homeowners & investors.

If you're looking for comfortable, turn-key living with nature & amenities right at your doorstep, this condo is a must-see!



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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: 1 + Den

Bathrooms: 1

Living Space: 884 sq.ft.

Water Source: Municipal

Sewer Supply: Municipal

Heat Source: Electric Baseboard

Year Built: 1995

Roof: Membrane

Construction: Wood frame

Parking: Open, 1 space

Strata Fee: \$257/Mo

Property Taxes: 2025 \$2,263

Property Assessment: 2025  
\$253,000

## Additional Notes:

- Long Term Rentals Allowed
- Pets Allowed with restrictions
- Immediate possession possible
- New paint & flooring throughout
- Updated kitchen
- Updated appliances & fixtures
- New hotwater tank



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