

INFORMATION PACKAGE

1081 TRUNK ROAD, DUNCAN



Equity Builder Alert! First time on the market for this solid 3 bedroom, 2 full bathroom, 2 level home in the heart of Duncan.



Enjoy this well-preserved 1970s charming home while you build equity and make it your own. Inside you'll find a family friendly layout with a big basement rec room, 2 bedrooms up, 1 down, dining room with slider access to a large back deck that is open to the living room with a cozy fireplace, kitchen with nook and pantry & lots of storage throughout.



Outside there's a detached 11'x19' workshop, covered parking and room for your RV or boat. The property is mostly fenced with a lovely veggie garden, plenty of fruit trees, vines, privacy hedge and mature landscaping.

Great location within walking distance to schools, shopping, recreation and amenities too! Come see the character and explore the potential here!

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Bedrooms: 3

Bathrooms: 2

Square footage: 1,659 sq.ft

Age: 1971

Parking: Carport, Driveway, RV

Roof: Asphalt Shingle

Water: Municipal

Sewer: Municipal

Lot Size: 0.18 Acre

Heat: Forced Air Oil, Heat Pump

Fireplace: 1 - Living Room

Property Taxes: 2024: \$3,693

Included: Oven/Range, Washer, Dryer

Preferred Closing: Subject to Probate

Additional Notes:

- Detached 11x19 Workshop
- Veggie Garden and Fruit Trees
- Mature landscaping and hedge
- Fridge NOT INCLUDED
- All offers Subject to Probate, anticipated for November 15
- Estate Sale - "AS IS, WHERE IS"

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