

# INFORMATION PACKAGE

8500 MAPLE RIDGE ROAD, YOUNBOU



Welcome to your own piece of Cowichan Lake paradise! Don't miss this exceptional fenced & gated 0.42-acre walk-on waterfront property complete with your own private boat launch. Spend your days boating, fishing, paddleboarding or simply soaking in the stunning lakeside setting.



The 4-bdrm, 3-bath home features a flexible layout with a 2nd kitchenette down. Use all together or separate a 2-bdrm/1bath in-law suite. Generator backup & a wood-burning stove provide year-round comfort, expansive decks, patios & outdoor spaces maximize lakefront living shared with abundant local wildlife.



Double garage & ample space for your RV, boat and toys, within walking distance to parks, recreation & the local pub and surrounded by forests, mountains & endless outdoor adventure!

Whether you are searching for a full-time home, family retreat, or waterfront getaway, come experience the relaxed rural community atmosphere here in sunny Youbou!



**ELITE**  
REAL ESTATE TEAM



**PEMBERTON  
HOLMES**  
EST. 1887  
REAL ESTATE COWICHAN VALLEY

**JEN ALEXANDER**

(250) 252-7717

jen@RealEstateEliteTeam.com

**ALLY EARLE**

Personal Real Estate Corporation

(250) 710-8794

ally@RealEstateEliteTeam.com

**JENNEY MASSEY**

(778) 971-1517

jenney@RealEstateEliteTeam.com

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).

# INFORMATION PACKAGE

8500 MAPLE RIDGE ROAD, YOUNBOU



Bedrooms: 4

Bathrooms: 3

Living Space: 2,460 sq.ft

Water Source: Municipal

Sewer Supply: Septic System

Heat Source: 3 Head Heat Pump  
(installed 2019), Woodstove

Year Built: Unknown

Lot Size: 0.42 Acres

Roof: Asphalt Shingle - NEW 2026

Windows: Vinyl w/Blinds (2019)

Construction: Wood Frame

Parking: Double Garage, RV

Property Taxes: 2025 \$7,368

Property Assessment: 2025  
\$1,613,000

## Additional Notes:

- Generator setup
- Private Boat launch
- 2<sup>nd</sup> kitchen down
- Fenced & Gated
- Irrigated gardens
- Wired Outbuilding & Gazebo
- Leased Propane Tank
- Hot Tub negotiable
- Catio will be removed, if desired.



**ELITE**  
REAL ESTATE TEAM



**PIH**  
**PEMBERTON  
HOLMES**  
EST. 1887  
REAL ESTATE COWICHAN VALLEY

**JEN ALEXANDER**

(250) 252-7717

jen@RealEstateEliteTeam.com

**ALLY EARLE**

Personal Real Estate Corporation

(250) 710-8794

ally@RealEstateEliteTeam.com

**JENNEY MASSEY**

(778) 971-1517

jenney@RealEstateEliteTeam.com

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).