

INFORMATION PACKAGE

10660 CEDAR DRIVE, YOUBOU



Looking for a family home with room to grow? This is it! Charming 4-bdrm, 2-bath, 2-storey home with plenty of updates blending modern comfort & period character like original hardwood floors throughout the main level.



The partially finished walk-out basement provides valuable additional living space, abundant storage & excellent potential for future development.



Enjoy peaceful lake & mountain views from the big back deck, beautiful landscaping & garden spaces & the relaxed atmosphere of this quiet community.

Parks & trails are right at your doorstep for easy access to incredible outdoor recreation & the historic Youbou Bowling Alley & Youbou Pub are nearby. Lake Cowichan amenities, services, shops and recreation are a short 10 min drive away.

Surrounded by mature landscaping and nature, with lake views, recreation at your doorstep and the peaceful lifestyle of a small community, this is a special opportunity to make Youbou home.


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

10660 CEDAR DRIVE, YOUNGBOU



Bedrooms: 4

Bathrooms: 2

Living Space: 1,759 Sq.Ft.

Water Source: Municipal

Sewer Supply: Septic

Heat Source: Heat Pump/Wood Stove

Hot Water tank: Aprox 5 yrs old

Year Built: 1948

Lot Size: 0.19 Acres

Roof: Asphalt Shingle

Construction: Wood Frame

Parking: Driveway, Laneway, Open

Property Taxes: 2025 \$2,812

Property Assessment: 2026
\$674,900

Additional Notes:

- Lake View
- Beautiful Landscaping
- Fenced Yard
- Lane access
- 200 Amp Electrical
- Resurfaced Vinyl Deck



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).