

# INFORMATION PACKAGE

6031 PALDI ROAD, DUNCAN



Welcome to this spectacular custom built, private countryside estate with 2 beautiful homes, perfectly situated amongst the trees, on a private lot.

This Executive Style home was built and designed to impress. The picturesque forest views are amplified by the multitude of windows allowing natural light to fill the home. Exquisite finishing's adorn this home in each of its three bedrooms & three bathrooms. The open concept kitchen with vaulted ceilings & open dining area is perfect for entertaining & is framed by the stunning fireplace.



A second charming two bedroom, two bathroom home is privately tucked away, off to the side of the property, perfect for a multi family purchase. On this property there is a purpose built horticulture facility currently growing mushrooms, two separate climate controlled areas for growing and a third area for processing.



This space can also do vertical agriculture. Great turn key potential for on site income producing business. Can easily be converted into two shops along with the two garages providing ample space for storage & projects.

Enjoy the tranquility of this private tree-filled lot, complete with a meandering creek that enhances the natural ambiance, to immerse yourself in the beauty of nature. Do not miss this opportunity to view this outstanding countryside property.

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Water Source: Community  
Sewer Supply: Septic systems x 2,  
pumped Nov 2022  
Furnace/Heat Pump: 2019  
Age of Roof: Metal 2019  
Hot Water Tank: 2019  
Electrical Service: 200amp  
Lot size 4.94 acres  
Year Built: 2019, still under warranty

## Main Home Features

Bedrooms: 3 + Den/Office  
Bathrooms: 3  
Floor Space: 2,928sq.ft

## Cottage Features

Bedrooms: 2  
Bathrooms: 2  
Floor Space: 1,023sq.ft

## Additional Notes:

High end finishings in both homes  
Fridge, Stove, Dishwasher, Washer &  
Dryer in both homes included.  
Microwave in Cottage also included.  
Currie Creek Runs thru the property  
Two large workshops, 2 garages and  
tons of storage space throughout.  
Taxes 2023 \$9,658  
Assessed Value 2024: 1,918,000



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