

# INFORMATION PACKAGE

#28-3205 GIBBINS ROAD, DUNCAN



Don't miss out on this meticulously kept 2 storey home at "Park Estates"! Well laid out family friendly "bedrooms-up" floor plan.



This 3 bedrooms, 3 bathrooms home has a bright open main level entry, loaded with high end features like 9' ceilings, quartz counters & marble backsplash, black stainless steel appliances, large kitchen island, gorgeous gas feature fireplace, luxurious primary bedroom with a spa inspired ensuite & spacious walk-in closet, additional office/flex space & so much more, too much to list!



The easy-maintenance property is beautifully landscaped & includes a private fully fenced back yard complete with composite deck, multiple patio areas & covered space for your gas BBQ, perfect for entertaining & year-round enjoyment.

Situated on a quiet no-thru road, backing onto trails & common greenspace, mountain views, parking for 4 (double garage & driveway), near transit & recreation and just 5 minutes to town! This home is the complete package!



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**JEN PIKE**

(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

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Bedrooms: 3  
Bathrooms: 3  
Living Space: 1,911 sq,ft  
Water Source: Municipal  
Sewer Supply: Municipal  
Heat Source: Natural Gas Forced  
Air & Fireplace  
Year Built: 2018  
Lot Size: 0.08  
Roof: Fiberglass Shingle  
Construction: Wood Frame  
Parking: Double Garage,  
Driveway  
Property Taxes: 2024 \$4,286  
Property Assessment: 2025  
\$788,000  
Strata Fee: \$113/Mo (\$97/Strata,  
\$16/North Cowichan for sewer)

## Additional Notes:

- 9' ceilings on the main
- LG Stainless Steel Appliances
- Quartz Counters
- Composite Deck

  
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