

INFORMATION PACKAGE

6245 HIGHWOOD DRIVE, MAPLE BAY



Welcome to this stunning 2022-built home with nearly 3,200 sq. ft. of thoughtfully designed living space in highly sought-after "Properties at Maple Bay". Main-level entry & fully finished lower level offer a flexible floor plan ideal for growing families, multi-generational living, or income potential. The main residence boasts 4 bdrms + den & 3 full baths, including a luxurious primary suite. The open-concept kitchen & living area offers modern contemporary finishing, abundant natural light & seamless access to a large, partially covered deck with fantastic views. The lower level includes a large rec room, a den & the lbd & lbd bath suite with its own separate entry, hydro meter & covered patio. Backing onto greenspace & trails, enjoy a peaceful natural setting & beautiful, easy-care low maintenance landscaping. Just mins from marinas, beaches, hiking trails & a short drive to downtown Duncan, you'll love living in one of Vancouver Island's most picturesque seaside communities!



ELITE
REAL ESTATE TEAM



**PEMBERTON
HOLMES**
EST. 1887
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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).

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Bedrooms: 5

Bathrooms: 4

Living Space: 3,167 sq.ft

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump

Year Built: 2022

Lot Size: 0.17 Acre

Roof: Asphalt Shingle

Construction: Wood Frame

Parking: Dbl Garage, driveway

Property Taxes: 2025 \$6,503

Property Assessment: 2025

\$1,067,000

Additional Notes:

- Balance of 2/5/10 Warranty
- Natural Gas Hot water on demand
- Self contained 1 bd, 1 bath suite with separate hydro meter
- Backs onto Greenspace
- Minutes to Duncan
- Natural Gas Fireplace



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