

INFORMATION PACKAGE

178 RIVER ROAD, LAKE COWICHAN



Elevated lake, river, town & mountain views from this lovely rancher in a quiet Lake Cowichan neighbourhood!



The 1,572 sq.ft 2 bedroom, 2 bathroom home offers warm wood accents and extensive tile work throughout. Great layout flowing from the family room into the bright open kitchen and onto the dining room with French doors to a side deck. From there into the living room complete with a cozy woodstove and access to a big south facing deck.



Both bedrooms feature slider access to the outdoors with one accessing a private back patio, the other to the deck.

The 0.86 Acre property features a lawn area and fire pit & is surrounded by big trees and natural beauty. The attached garage offers plenty of storage space and there's loads of parking for all your toys too!

All within a short walk to the lake and within easy access to town amenities and recreation opportunities Lake Cowichan is famous for.



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REAL ESTATE TEAM



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REAL ESTATE COWICHAN VALLEY

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Bedrooms: 2

Bathrooms: 2

Living Space: 1,572 sq. ft.

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Electric Baseboard,
Woodstove

Year Built: 1954/Renovated

Lot Size: 0.84 Acres

Roof: Fiberglass Shingle

Construction: Wood Frame,
Cement Fibre siding

Parking: Garage, Open, RV

Property Taxes: 2024 \$4,499

Property Assessment: 2025
\$666,000

Additional Notes:

- Possession subject to tenancy
- Roof replaced aprox 2015
- New Hotwater tank 2024
- 200amp Service



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