

INFORMATION PACKAGE

4504 BENCH ROAD, COWICHAN STATION



Modern convenience meets old world charm in this extensively renovated Cowichan Station farm house! The bright, open concept main level plan features high ceilings, lots of windows & hardwood floors throughout, a country kitchen w/butcher block counters, spacious living room, separate dining area, guest bedroom, a powder room & laundry.



On the upper level is a spacious primary bedroom complete w/sitting area, 5 pc spa inspired ensuite, huge walk in closet, private balcony & a bonus adjacent room perfect for a nursery, home gym or your ideas. There's also 2 more generous bedrooms, an office & 4 pc bath.



Sunny southern exposure with mountain views from the wrap around covered deck & the partially fenced 0.70 Acre parcel features a big back yard with lots of trees, garden space & shed.

Wonderful rural neighbourhood, walking distance to "The Hub", Koksilah River & Bright Angel Park, easy access to the TCH, shopping & amenities. This could be the perfect place to escape to the country!

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Bedrooms: 4 + Office

Bathrooms: 3

Living Space: 3,002 sq.ft.

Water Source: Drilled Well 30gpm

Sewer Supply: Septic (2019)

Heat Source: Heat Pump

Year Built: 1910 - Remodeled

Lot Size: 0.70 Acres

Roof: Asphalt Shingle (2019)

Construction: Frame

Parking: Open/Driveway/RV

Property Taxes: 2024: \$5,481

Property Assessment: 2024

\$1,192,000

Additional Notes:

- Partially Fenced & Treed
- Close to "The Hub", Bright Angel Park & the Koksilah River
- Easy access to the TCH & Amenities
- Offers/Possession subject to Tenancy (2 x Tenants)

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