

# INFORMATION PACKAGE

7420 NANTREE ROAD, YOUNBOU



Picturesque 4bdrm, 3 bath family home on a park-like 2.5 level acres! You'll find immediate peace & privacy as you wind down the driveway & throughout this serene property.



The home offers a bright & open main level consisting of a big country kitchen with island, pantry & airy dining area, living room with a cozy woodstove, spacious primary bdrm with walk-in closet & ensuite with his & her vanity, tub & separate shower, a guest powder room, a large family room, laundry & lots of windows throughout to take in light & the beautiful surroundings. Upstairs are 3 more generous bedrooms & a 3rd full bath.



Multiple spaces to enjoy the great outdoors including a partially covered back deck complete with hot tub, a firepit & gazebo beside your very own pond, mature natural landscaping & lake access just a short walk away.


Room for expansion with zoning allowing for a detached secondary suite too! Looking for quiet & private rural living? This is it!

  
**ELITE**  
REAL ESTATE TEAM



  
**PEMBERTON  
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REAL ESTATE COWICHAN VALLEY


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Bedrooms: 4  
Bathrooms: 3  
Living Space: 2,547 sq.ft  
Water Source: Well  
Sewer Supply: Septic  
Heat Source: Heat Pump,  
Woodstove  
Year Built: 2008



Lot Size: 2.50 Acres  
Roof: Asphalt Shingle, age  
unknown  
Construction: Wood Frame  
Parking: Double Garage  
Property Taxes: 2024 \$4,935  
Property Assessment: 2025  
\$1,038,000



## Additional Notes:


- 2 septic systems, 1 connected to main home, 2<sup>nd</sup> from previous home
- Zoned for detached suite
- 200amp electrical service
- Pond in the back yard
- Lake Access nearby

  
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