

INFORMATION PACKAGE

56 PROSPECT AVENUE, LAKE COWICHAN



With 4 bdrms + Den, 2 baths & a finished walk out basement w/in-law suite potential, there's plenty of space for extended family & guest in this unique Riverfront home.



The 2 level, 3,000+ sq.ft. open concept floor plan features vaulted ceilings, wood accents & unique style throughout. Many big picture windows letting in lots of light & the home has updated electrical, a newer heat pump & the living & family room both feature cozy wood burning fireplace inserts.



The fully fenced yard features gated entry, single garage, RV & Boat parking with lawn & garden areas. A big back deck & partially covered patio offer great views of the river & the back yard features a winding path thru rock landscaping to a small deck, the perfect place to enjoy the tranquility of the river or take a dip on a hot summer's day.

A great location just steps from the Trans Canada Trail & walking distance to amenities & recreation opportunities of Lake Cowichan. Come experience life on the Cowichan River!

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REAL ESTATE COWICHAN VALLEY

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Bedrooms: 4 + Den

Bathrooms: 2

Floor Space: 3,000+sq.ft

Lot Size: 0.27Acres

Water Source: Municipal

Sewer Supply: Connected

Year Built: 1967

Age of Roof: Unknown

Hot Water Tank: Unknown

Heat Source: Heat Pump

Fireplaces: 2 - Wood/Insert

Parking: Single Garage & Carport

Property Taxes 2024: \$5,036

Assessment 2025: \$728,000

Preferred Closing: Negotiable

Additional Notes:

- Water is currently off
- Washer, Dryer & Dishwasher new 2025
- New Stairs to back yard
- Deck beams recently replaced
- Suite potential
- 2 bedrooms on main do not have closets
- Updated Electrical 200amp service
- Gated entrance
- Fenced yard
- RV and Boat Parking

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