

# INFORMATION PACKAGE

81 LARCH STREET, LAKE COWICHAN



This cozy & inviting 2-bedroom, 2-bathroom home offers excellent opportunity for first-time buyers or anyone looking for comfort & value in a friendly community. With many updates, most completed in 2019 up to & including a new heat pump in 2025, this home is move-in ready. The main level offers a bright, functional layout, while the walk-out basement provides a large family room, cozy fireplace & plenty of room for hobbies with additional workshop & storage space. Outside, the fully fenced & beautifully landscaped yard is perfect for kids & pets. The detached garage includes more storage & workshop options & the two driveways—front & back—offer ample parking for family & visitors. Ideally located just steps from parks & trails, & within walking distance to amenities & recreation of Lake Cowichan, this home combines everyday convenience with easy access to the great outdoors. A fantastic chance to settle into a comfortable, well-cared-for home in a welcoming neighbourhood.



**ELITE**  
REAL ESTATE TEAM



**PEMBERTON  
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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: 2

Bathrooms: 2

Living Space: 1,937 Sq. Ft.

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump

Year Built: 1948/Renovated

Lot Size: 0.18 Acres

Roof: Asphalt Shingle (2019)

Construction: Wood Frame

Parking: Single Garage, 2 x

Driveways

Property Taxes: 2025 \$4,198

Property Assessment: 2025

\$560,000

## Additional Notes:

- 2 Driveways, 1 front, 1 back
- Fully Fenced Yard
- New heat pump 2025
- New Roof 2019
- New Hot water tank 2025
- Detached garage with workshop space



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