

# INFORMATION PACKAGE

3316 HAWKES BLVD, DUNCAN



First time on the market for this lovingly maintained and fully updated one level rancher!



Situated in a well-established family friendly neighbourhood, this bright and cheery 4 bedroom, 2 bath 1,605 sq.ft. home is cute as a button and was totally renovated in 2020. Inside you'll find a galley style kitchen with eating nook, open dining/living area, primary bedroom with slider access to the beautiful big back deck, loads of storage space and even more recent updates like a new hot water tank & dishwasher (2024) & a heat pump (2022).



The property features a fully fenced back yard for kids and pets, a garden shed, covered parking, easy care yard and a great location too! Just a short drive to downtown Duncan, easy access to public transit & walking distance to schools, recreation, parks, trails & shopping and dining at Berkey's Corner. There's nothing you need to do here but move in and enjoy!



**ELITE**  
REAL ESTATE TEAM



**PEMBERTON  
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REAL ESTATE COWICHAN VALLEY

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Bedrooms: 4

Bathrooms: 3

Living Space: 1,605 sq.ft

Water Source: Municipal

Sewer Supply: Municipal

Heat Source: Heat Pump/Electric  
Baseboard

Year Built: 1976/Remodeled 2020

Lot Size: 0.18 Acre

Roof: Asphalt Shingle (2009)

Construction: Wood Frame

Parking: Carport

Property Taxes: 2024 \$3,619

Property Assessment: 2025  
\$597,000

## Additional Notes:


- New Heat Pump 2022
- New Dishwasher 2024
- New Hotwater Tank 2024
- New Gutters 2023
- Sub pump in crawl, space automatically turns on
- Addition built on 1987-1989

  
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