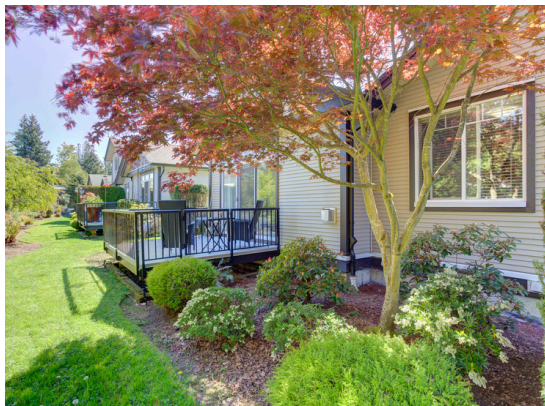


# INFORMATION PACKAGE

6-3110 COOK STREET, CHEMAINUS



Welcome to this charming patio home in beautiful "Applewood Estates". Here you'll find an open-concept layout with vaulted ceilings for a spacious feel filled with natural light.

The kitchen is welcoming, complete with quartz countertops, Natural gas stove & ample cupboard space—perfect for everyday living & entertaining. There's 2 bedrooms & 2 full baths, including a generous primary suite with a large walk-in closet & a four-piece ensuite. The efficient heat pump allows for year-round comfort, complemented by a natural gas fireplace adding warmth & ambiance to the inviting living space.

Step outside to enjoy your own private deck, surrounded by easy-care landscaping—ideal for relaxing or hosting guests. Additional features include a single garage & a low-maintenance lifestyle in a peaceful, friendly neighbourhood.

Ideally situated in the heart of quaint seaside Chemainus with its charming shops, waterfront & amenities. A delightful opportunity to enjoy coastal living at its best.



**ELITE**  
REAL ESTATE TEAM



**PEMBERTON  
HOLMES**  
EST. 1887  
REAL ESTATE COWICHAN VALLEY

**JEN ALEXANDER**

(250) 252-7717

[jen@RealEstateEliteTeam.com](mailto:jen@RealEstateEliteTeam.com)

**ALLY EARLE**

Personal Real Estate Corporation

(250) 710-8794

[ally@RealEstateEliteTeam.com](mailto:ally@RealEstateEliteTeam.com)

**JENNEY MASSEY**

(778) 971-1517

[jenney@RealEstateEliteTeam.com](mailto:jenney@RealEstateEliteTeam.com)

*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).*

# INFORMATION PACKAGE

6-3110 COOK STREET, CHEMAINUS



Bedrooms: 2

Bathrooms: 2

Living Space: 1,339 Sq. Ft.

Water Source: Municipal

Sewer Supply: Municipal

Heat Source: Heat Pump/Gas  
Fireplace

Year Built: 2007

Strata Fee: \$500/mo

Roof: Asphalt Shingle

Construction: Wood Frame

Parking: Garage/Driveway

Property Taxes: 2025 \$3,962

Property Assessment: 2025  
\$530,000

## Additional Notes:

- Quartz Counters
- Natural Gas Range
- Fridge & Stove - New 2024
- Washer & Dryer - New 2024
- 7' Crawl space
- Pets allowed (w/some restrictions)



**ELITE**  
REAL ESTATE TEAM



**PEMBERTON  
HOLMES**  
EST. 1887  
REAL ESTATE COWICHAN VALLEY

**JEN ALEXANDER**

(250) 252-7717

jen@RealEstateEliteTeam.com

**ALLY EARLE**

Personal Real Estate Corporation

(250) 710-8794

ally@RealEstateEliteTeam.com

**JENNEY MASSEY**

(778) 971-1517

jenney@RealEstateEliteTeam.com

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).