

INFORMATION PACKAGE

6049 RIVERBOTTOM ROAD, DUNCAN



Impressive 300 feet of gorgeous Cowichan River frontage!
Welcome to your off-grid retreat!
Peace & privacy abound on this 4.4 acre mostly wooded property surrounded by parkland.



At the heart of this secluded sanctuary is a bright & cozy, extensively renovated 1 bedroom, 1 bathroom 816 sq.ft. cabin. Careful attention shows in every detail: generous use of real wood throughout, vaulted ceilings, solar panels, modern amenities like on-demand hot water, a beautiful covered deck, garden space & recently added gazebo & firepit.



Truly an outdoor enthusiast's paradise with the Cowichan Trail & great swimming spots at Marie Canyon & Skutz Falls just a short walk away and world class fishing right at your doorstep!

Escape the hustle and bustle of modern life and reconnect with nature right here!

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REAL ESTATE

JEN PIKE

📞 (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

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Water Source: Well
Sewer Supply: Septic
Year Built: 2009; Cabin has been extensively renovated since.
Age of Roof: Metal; 4years
Heat Source: Propane Heater & Woodburning Fireplace
Zoning: RC-3 - River Corridor
Lot Size: 4.40 Acres
Hot Water Tank: Propane on Demand, 4 years old
Included Items: Fridge, Stove, Washer & Dryer, Garden Shed, Generator, Seacan's, Solar Panels
Property Taxes: 2023: \$2,858
Preferred Closing: Negotiable

Additional Notes:

- Propane Tanks are leased
- Neighbouring parkland
- World-class fishing is just outside your door
- Impressive 300 feet of Riverfront
- Wood Stove is WETT Certified
- Walking Distance to Marine Canyon & Skutz Falls

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ADDITIONAL INFO FROM SELLERS

Power system:

- One 100 amp 48 volt lithium iron phosphate battery & solar panels
- Honda Eu7000 Generator

Battery will generally run the house for 1 day then needs to be recharged. Spring/Summer (good weather) generally charged with solar panels. Fall/Winter charged approx 1.5 hrs daily with the generator.

Water System:

Shallow spring-fed well with a rarely used ultra violet treatment system in place. Excellent quantity & quality potable water. Gravity fed then boosted to 50psi at pump house.

Propane Systems:

- Propane furnace (rarely used, use woodstove instead)
- Propane dryer and washer run off the battery
- Hot water on demand is propane and electric, uses very little power
- Fridge and stove are propane.

***Draining pipes and turning everything off is a must if not at home daily to charge battery & burn the woodstove.**

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