

# INFORMATION PACKAGE

48 HEMLOCK STREET, LAKE COWICHAN



Beautifully updated home in the sought after family-oriented neighborhood of "100 Houses" in Lake Cowichan.

With almost 1,800 sqft of living space over 3 levels, 4 bedrooms, 3 bathrooms, loads of storage, a spacious family room on the lower level & a sound proof upper level primary bedroom suite, there's plenty of space for the whole family. Great location close to schools, trails & swimming and the 100 Houses playground is just steps away.



Recent upgrades include a metal roof, heat pump, 100amp electrical with sub panel for generator bypass, spray foam insulation throughout & hot water on demand.



Plenty of parking with 2 driveways & a large carport and the 0.17 acre corner lot is fully fenced and features mature landscaping, fruit trees and berry bushes.

An ideal location to raise a family and enjoy world famous recreation at your doorstep!

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Bedrooms: 4

Bathrooms: 3

Square footage: 1,730 sq.ft

Age: 1948 Updated/Remodeled

Parking: Carport, Driveway x 2

Roof: Metal

Water: Municipal

Sewer: Municipal

Lot Size: 0.17 Acre

Heat: Electric, Forced Air, Heat Pump

Fireplace: 1 - Woodburning

Property Taxes: 2024: \$3,508

Included items: Fridge, Stove,

Dishwasher, Washer, Dryer

Preferred Closing: Negotiable

Additional Notes:

- Large propane tank is leased
- Steps to 100 Houses Playground
- Hot water on demand
- Heat Pump
- 100amp electrical w/ sub panel for Generator bypass
- Fully Fenced
- Mature landscaping, fruit trees & berry bushes
- Close to schools, trails, swimming & recreation

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