

INFORMATION PACKAGE

7420 COTTAGE ROAD, YOUNBOU



Modern lakeside cottage living! Built in 2016 & just freshly painted & landscaped, this 3 bedroom, 2 bath 1,458 sq.ft. 2 level home features plenty of bells & whistles like stainless steel appliances, quartz counters, heat pump with A/C, 9' ceilings throughout the main, big picture windows and sliders taking in lake & mountain views, an electric awning with wind sensors, privacy wall, RV/boat parking and more!



Big deck with gas hookups, covered patio space & the easy maintenance property is fully fenced with ample parking on a secondary driveway.



Located in a premier development "The Cottage Collection at Woodland Shores", owners here enjoy exclusive use of fantastic amenities: private sandy beach & dock, club house, gym, common patio/bbq area, pool & hot tub and the purchase includes a dock slip.

Low strata fees, great amenities, modern conveniences and a quiet lakeside community, come enjoy life on Lake Cowichan!

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Bedrooms: 3
Bathrooms: 2
Living Space: 1,458
Water Source: Municipal
Sewer Supply: Connected
Heat Source: Heat Pump, Electric
Baseboard
Year Built: 2016
Lot Size: 0.11
Roof: Metal
Construction: Frame
Parking: Open/Driveway
Strata Fee: \$150/Mo
Property Taxes: 2024: \$5,059
Property Assessment: 2024 \$970,000

Additional Notes:

- New Hot Water Tank (2024)
- New Pressure Tank (2024 - 9 yr warranty)
- New S/S LG '36" Refrigerator with water and ice (2024)
- Fenced Yard
- Electric Awning with Wind Sensor
- Gas Hookups
- Exclusive use of Strata Amenities: Private Beach and Dock, Club House, Pool, Hot Tub, Common Patio/BBQ Space, Gym
- Dock Slip Included w/sale (#5)
- TVs, Yard Equipment & Tools are negotiable
- Sewer \$450/yr, Garbage \$360/yr

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