

INFORMATION PACKAGE

9205 NIGHTHAWK ROAD, LAKE COWICHAN



Welcome to your cozy cottage in the woods! This super bright & modern 2 bdrm, 2 bath 1,131 sq.ft. home is nestled among the trees on a private ½ acre in the recreational development, The Cottages at Marble Bay.



Vaulted ceilings & lots of big windows offer peaceful views of the great outdoors. A big, covered veranda welcomes you & is the perfect place to enjoy barbeques all year round. The big bright kitchen offers ample cupboard & counter space with a big island eating bar.



Cozy up to the living room wood stove or the feature rock propane fireplace in the family room after a day at the lake. The property backs onto greenspace & walking trails & the easy-care landscaping blends perfectly into the natural setting.

Lots of parking for your toys including 30amp RV service & plenty of storage/workshop space in the detached shed too.

With access to private Bay View Beach included with strata fees & a short drive to amenities at Lake Cowichan, come find your quiet paradise right here!



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REAL ESTATE COWICHAN VALLEY

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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Bedrooms: 2
Bathrooms: 2
Living Space: 1,131 sq. ft.
Water Source: Cooperative
Sewer Supply: Common Septic
Heating: Electric, Forced Air, Heat Pump, Woodstove, Propane Fireplace
Year Built: 2009
Lot Size: 0.52 Acres
Roof: Fibreglass Shingle
Construction: Wood Frame, Cement Fibre Siding
Parking: Open
Property Taxes: 2024 \$2,394
Property Assessment: 2025 \$541,000
Strata Fee: \$347/Mo

Additional Notes:


- Strata fee includes: water, garbage, upkeep of common areas, access rights to the private beach, road maintenance/snow removal
- 30amp RV Service/Parking
- Leased Propane Tank
- 10x10 Storage Shed
- 12x18 Plumbed & Wired Workshop


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