

INFORMATION PACKAGE

7777 SUNSET DRIVE, YOUNGBOU



This magical home & .32 acre property are quietly tucked away on a no thru road, only steps from a beautiful beach & lake access.

Just thru the gated entrance you'll find stunning meandering gardens, carefully designed outdoor patio & covered spaces, a fairytale 4 bedroom home & a sense of complete tranquility.



The functional layout of this family home offers 1 bdrm on the main, 2 bdrms up & a 4th bdrm/guest suite with separate access & private covered balcony, perfect for extended family, home business or Bed & Breakfast accommodations.

Take in nature thru big picture windows while you cozy up to the living room woodstove. Enjoy a soak in the hot tub on a partially covered patio off the Family room. The bright modern kitchen & dining/living combination are perfect for entertaining.



Garage/shop, plenty of parking, lake views, small quiet rural neighbourhood w/access to amenities & world famous recreation too! Come experience life on the lake without the lakefront price tag!



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REAL ESTATE COWICHAN VALLEY

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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).

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Bedrooms: 4
Bathrooms: 3
Square footage: 1,987 sq.ft
Age: 1994
Parking: Garage, Driveway
Roof: Fiberglass Shingle (original)
Water: Cooperative (\$450/yr)
Sewer: Septic
Lot Size: 0.32 Acre
Heat: Electric Baseboard
Fireplace: 2 - Woodstove & Electric
Property Taxes: 2024: \$3,259
Zoning: R2 Residential - allows for Bed & Breakfast, homebased business, attached suites allowed
Included items: Fridge, Stove, Dishwasher, Washer, Dryer
Preferred Closing: Negotiable

Additional Notes:

- 4th bedroom/guest suite has separate entrance, 3 pc bath ensuite and private balcony
- No thru road with lake access and beach
- 4' crawl space
- Full fenced yard
- Garden Shed



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