

INFORMATION PACKAGE

6263 SELKIRK TERRACE, DUNCAN



Welcome to this beautiful family home in the highly desirable "Properties of Maple Bay." Offering comfort, flexibility, and room for everyone.



Thoughtfully designed and lovingly maintained, this property features a bright and spacious layout, perfect for everyday living and entertaining. A 2 bedroom in-law suite adds exceptional versatility to this home. With its own entrance, it is ideal for extended family, guests, or potential rental income.



Located just walking distance from Maple Bay elementary, the under ground pedestrian tunnel ensures your little ones can walk safely to and from school. This home is located in a neighbourhood known for its friendly atmosphere, natural beauty, and easy access to parks, beaches, and outdoor recreation, including the popular hiking and mountain biking trails of Mount Tzouhalem!!

Whether you're raising a family or looking for a multi-generational living option, this property offers the lifestyle you've been searching for.



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Bedrooms: 5

Bathrooms: 3

Living Space: 3,490 sq.ft

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump

Year Built: 2006

Lot Size: 0.34

Roof: Asphalt Shingle

Construction: Wood Frame

Parking: Dbl Garage, Driveway, RV

Property Taxes: 2025 \$5,986

Property Assessment: 2025

\$975,000



Additional Notes:

- 2 bd, 1 bth self-contained suite
- Double Garage
- Natural Gas Fireplace
- RV parking
- Fenced Back Yard
- Hardwood Floors
- Safe access to Maple Bay school via nearby pedestrian tunnel




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