

INFORMATION PACKAGE

1218 VIEW/TOP ROAD, DUNCAN



South-facing elevated lake & mountains views, thoughtful attention in every detail, simply stunning inside & out! Located in prestigious "Kingsview at Maple Bay", this 2022 built 6-bdrm, 4-bath home includes a 1-bdrm, 1-bath legal suite w/shared or separate access—perfect for extended family or income.



Bright, open-concept main living, dream kitchen w/pantry & island, living rm featuring fireplace, expansive windows, French doors to the partially covered 400+ sq.ft. deck & hardwood floors throughout.

Upstairs are 3 bdrms & main bath inc the primary w/spacious walk-in closet & luxurious ensuite. Bdrm/Media rm, Bdrm/Office, 3-piece bath, laundry rm, workshop, mud rm & access to the oversized dbl garage down.



Fenced yard, storage shed, gazebo, elegant low-maintenance landscaping w/irrigation, extra-wide driveway, balance of a 2/5/10 warranty, all the bells & whistles, just mins to schools, trails, the ocean, city amenities & new hospital opening in 2027- this exceptional home has it all!



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Bedrooms: 6

Bathrooms: 4

Living Space: 3,421 sq.ft Finished

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump, Gas FP

Year Built: 2021

Lot Size: 0.17 Acre

Roof: Fibreglass Shingle

Parking: Oversize Double Garage

Property Taxes: 2025 \$6,475

Property Assessment: 2025

\$1,062,000

Additional Notes:

- Includes 1 bdrm, 1 bath legal self contained suite
- Balance of 2/5/10 warranty still in place
- Easy Maintenance landscaping with irrigation
- Extra wide driveway
- Fantastic Elevated Views
- Hardwood floors throughout the main level



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