

INFORMATION PACKAGE

9450 MARBLE BAY ROAD, LAKE COWICHAN



Stunning west coast contemporary home in the heart of Woodland Shores! Close to all the amenities that make this development so special, including water access & a marina. Situated on a .28 acre lot with sunny southern exposure, this 2,783 sqft open concept home features 3 bedrooms plus a den, 2 bathrooms & a roof top patio with gorgeous lake & mountain views. Carefully selected finishings throughout include quartz countertops, granite window & door sills, hardwood & tile floors, automated black out blinds, a 6 person hot tub & beautiful west coast contemporary stylings. Constructed in 2019 & still under warranty, the home features Insulpan SIP Construction & an Insulated Concrete Foundation. The basement with 9 foot ceilings & roughed in plumbing for a future bathroom awaits your finishing touches. Loaded with additional features like a Whirlpool water softener, HRV & heat pump with a/c, cozy gas fireplace, decadent ensuite and more. The single attached garage with direct entry features an EV outlet & is the perfect space for your kayaks & water toys. The back yard is fully fenced for your furry friends & it's just a 2 minute walk to Bald Mountain Trail & Stoker Park Beach. Come experience life at the lake!

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Water Source: Municipal
Sewer Supply: Connected
Heat Source: Heat Pump/ AC; HRV,
Stelpro Baseboard Heaters
Age of Roof: 2019
Age of Hot Water Tank: 2019
Electrical: 200 amp with Subpanel in
basement; EV Charger in Garage
Year of Home: 2019
Lot Size: 0.28 Acre
Property Taxes: 2023: \$6,871
Included items: Fridge, Stove, Dishwasher,
Washer, Dryer, Hot Tub

Additional Notes:

- Constructed by Boehm Construction (www.boehmconstruction.ca)
- Super energy efficient & air tight - Level 4 Step Code.
- Still under 10 yr warranty (structural)
- Plumbing in basement for bathroom/ Laundry room
- Quartz countertops in kitchen, Engineered hardwood floors, impacted black ceramic tile and kitchen backsplash imported concrete ceramic tile.
- Canexcel Ultraplank siding, Coal Creek brick and Ergon Ceramic tile imported from Italy!

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