

INFORMATION PACKAGE

2538 TRILLIUM TERRACE, DUNCAN



Welcome home! Offering over 2,000 sq.ft. of living space, this beautifully maintained, move-in-ready home combines the ease of one level living with an added bonus room above the garage.



Three spacious bedrooms, inviting living spaces & a natural gas fireplace for cozy evenings. The beautiful primary suite is complete with a luxurious ensuite featuring a soaker tub & separate shower. The generous bonus room up is perfect for teens, a home office, guest accommodations or hobby space.



Outside, enjoy easy care landscaping & relaxing on the patio or under cover in the hot tub & gatherings around the fire pit. Garage for your daily driver & parking for your RV or boat too.

Situated in a sought-after, family-friendly East Duncan neighbourhood, you're close to parks, schools & Maple Bay beaches with Duncan's shopping, services and amenities just 10 minutes away. A wonderful opportunity to enjoy space, comfort and convenience in a welcoming community!



ELITE
REAL ESTATE TEAM



**PEMBERTON
HOLMES**
EST • 1887
REAL ESTATE COWICHAN VALLEY

JEN ALEXANDER

📞 (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

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).

INFORMATION PACKAGE

2538 TRILLIUM TERRACE, DUNCAN



Bedrooms: 3

Bathrooms: 2

Living Space: 2,061

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Heat Pump

Year Built: 2001

Lot Size: 0.18 Acres

Roof: Fibreglass Shingle

Construction: Wood Frame

Parking: Garage, RV

Property Taxes: 2026 \$5,651

Property Assessment: 2026
\$839,000

Additional Notes:

- Bonus Room above the garage
- Fully fenced back yard
- Firepit
- Natural Gas Fireplace in the Living Room
- Soaker Tub and separate shower in Primary Ensuite
- 10 mins to Duncan Amenities



ELITE
REAL ESTATE TEAM



**PEMBERTON
HOLMES**
EST. 1887
REAL ESTATE COWICHAN VALLEY

JEN ALEXANDER

(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

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).