

INFORMATION PACKAGE

108-3251 COWICHAN LAKE ROAD, DUNCAN



Recently updated 2-bedroom, 1 bathroom unit at Shaughnessy Gardens!



This bright and airy ground level condo has been totally redone throughout. Fresh paint, new cabinets and stainless-steel appliances, updated LED lighting and new window coverings, beautiful brand-new bathroom, two generous bedrooms, open dining and living area with access to a private patio and more.



An excellent investment with rentals and pets (with some restrictions) allowed & low strata fees. This well managed building is located within easy walking distance to shopping & dining at Berkey's Corner with schools, parks, trails, recreation and public transit all close at hand.


Nothing to do here but move in and enjoy!


ELITE
REAL ESTATE TEAM




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


JEN PIKE

 (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 PACKAGE

108-3251 COWICHAN LAKE ROAD, DUNCAN



Bedrooms: 2

Bathrooms: 1

Living Space: 541 sq.ft

Water Source: Municipal

Sewer Supply: Municipal

Heat Source: Electric Baseboard

Year Built: 1992

Roof: Asphalt Shingle

Construction: Wood Frame

Parking: 2 spaces

Property Taxes: 2024 \$1,638

Property Assessment: 2025
\$216,800

Strata Fee: \$314/Mo

Additional Notes:


- Laundry in unit, not approved by strata
- Rentals Allowed
- Pets allowed with restrictions
- Stainless Steel Appliances
- Updated LED lighting
- New Window Coverings


ELITE
REAL ESTATE TEAM




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


JEN PIKE

 (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