INFORMATION PACKAGE

12-5315 MILLER ROAD, DUNCAN







Don't miss this beautiful one-level patio home in the highly sought-after Eagle Heights community. Designed for easy-care living, this 3-bdrm, 2-bath home offers a thoughtful open-concept layout, with the primary suite privately separated from the additional bedrooms.

From the welcoming covered entry to the cozy natural gas fireplace, every detail creates a warm & inviting atmosphere. Built in 2006 & showing like new, this home also features an attached garage & a 4' crawl space, great for storage.

Outside, enjoy the beautifully landscaped, low-maintenance & fully fenced backyard. Mature privacy hedge, charming garden shed & a spacious patio create the perfect setting for relaxing & entertaining. Located in a peaceful rural neighbourhood just 5 mins to Duncan amenities & convenient highway access for an easy commute to Victoria.

If you're looking for comfortable, low-maintenance living without sacrificing space or style, this exceptional Eagle Heights home is ready to welcome you.

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Bedrooms: 3
Bathrooms: 2
Living Space: 1,407 sq.ft.
Water Source: Municipal
Sewer Supply: Connected
Heat Source: Heat Pump & Electric Baseboard
Year Built: 2006
Lot Size: 0.11 Acres
Roof: Asphalt Shingle
Construction: Wood Frame/Hardi
Parking: Single Garage
Strata Fee: $289/mo
Property Taxes: 2025 $3,141
Property Assessment: 2026 $ 659,000

Additional Notes:

- Kitchen Updated 2022
- New Appliances 2022
- 4' Crawl Space
- Some rentals allowed
- Pets allowed (some restrictions)

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