

# INFORMATION PACKAGE

10011 YOUBOU ROAD, YOUBOU



Must be seen—this beautiful family home blends country charm with a multitude of modern features: 52-panel (21.1 kW) solar system, new electric boiler for the in-floor heating, heat pump, EV charger, cistern, generator setup & more.



Bright & open 3 bed + office/den, 3 bath family home with vaulted ceilings & a welcoming wrap-around covered porch. Spacious primary on the main with ensuite & large walk-in closet. 2 large bedrooms each with walk in closets on the upper level.



Additional 2 bedroom in-law suite with it's own heat pump separated by a covered breezeway, perfect for extended family. A detached double garage (2020) with a 2pc bath & bonus room above offers plenty of space for hobbies & storage.

Set on a 0.76 acre, level & mostly fenced parcel backing onto greenspace & directly across from Swordfern Park for easy lake & trail access. Nestled in nature, mins to Lake Cowichan & a short drive to Duncan, the list just goes on, don't miss this one!



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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).

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Bedrooms: 5 (3 main, 2 suite)

Bathrooms: 5 (3 main, 1 suite, 1 garage)

Living Space: 3,598 sq.ft

Water Source: Municipal, Cistern

Sewer Supply: Septic System

Heat Source: Heat Pump, Electric baseboard, Radiant

Year Built: 2012

Lot Size: 0.76 Acres

Roof: Asphalt Shingle

Construction: Wood Frame

Parking: Dbl Garage, Driveway, Open, RV

Property Taxes: 2025 \$5,559

Property Assessment: 2025 \$1,214,000

## Additional Notes:

- 2bdrm semi-detached suite
- Detached dbl garage w/bonus room above
- 52 panel (21.1kW) Solar System
- New Electric Boiler for in-floor heating in the main
- EV Charger
- Generator Set Up
- 1,600 gallon Cistern



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