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10659 Youbou Rd
Du Youbou ~ V0R 3E1

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 2
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,714
Bth 4Pce: 1 **Unfin SqFt:** 889
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 7' 2" / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:** Living Room, Wood Stove
App Incl: Dishwasher, F/S/W/D, Hot Tub, Microwave, Range Hood
Intr Ftrs: Breakfast Nook, Ceiling Fan(s), Closet Organizer, Eating Area, French Doors, Furnished, Storage

Rooms

RoomType	Level	Dim/Pcs
Primary Bedroom		12x12
Bathroom	Lower	3-Piece
Bedroom	Lower	11x9
Dining-Additional	Lower	13x7
Kitchen-Additional	Lower	11x9
Laundry	Lower	9x5
Laundry	Lower	7x6
Living-Additional	Lower	18x13
Bathroom	Main	4-Piece
Bedroom	Main	12x9
Dining Room	Main	9x6
Entrance	Main	6x4
Kitchen	Main	14x11
Living Room	Main	17x12
Deck (Unfin)	Main	31x22
Other (Unfin)	Main	17x16
Porch (Unfin)	Main	28x7

Listing Summary

MLS@: 890102 **List Price:** \$599,900
Status: Active **Orig Price:** \$599,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,031 **Strata Fee:**
2021 Asmt: \$465,000 **Title:** Freehold

Remarks

Fully renovated character home with mortgage helper in enchanting Youbou. 1714sqft with two bedroom main floor and one bedroom lower suite. Extensive exterior work includes hardiplank siding, vinyl windows, new roof, gorgeous vaulted covered back deck and hot tub area, fencing, retaining walls to name a few. Property has 900sqft of deck space to impress your guests, as well as a detached timber frame fire pit area with views of the lake. Main floor features stainless steel appliances, woodstove with river rock chimney, laminate floors, breakfast nook and updated bathroom. Lower level has cozy one bed suite with private entrance and separate laundry. Located steps from Arbutus Park for beach and swimming access. Peaceful setting with nature and the great outdoors out your doorstep. 15 minutes to town of Lake Cowichan, 30 minutes to Duncan and 75 minutes to Victoria. Nothing to do but move in and enjoy. Ideal vacation home. Quick possession possible and proudly offered at \$599,900.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	746	968	0	0	0
Beds	1	1	0	0	0
Baths	1	1	0	0	0
Kitchens	1	1	0	0	0

Building Information

Built (est): 1938 **Lgl NC Use:** **Frnt Faces:** S **Bldg Style:** Arts & Crafts, Character, **Cool:** None
Oth Equ: Sump Pump **Bldg Warr:** No **Heat:** Baseboard, Electric, Wood
Const Mt: Cement Fibre, Frame Wood, Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony, Balcony/Deck, Balcony/Patio, Fenced, Fencing: Partial, Garden, Low Mainte **Fndn:** Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 9,583sqft / 0.22ac **Waterfront:**
Prk Type: Driveway, Guest, Open, RV Access/Parking **View:** Lake
Water: Regional/Improvement I **Waste:** Septic System **Services:** Cable Available, Electricity Connected, Garbage, Pho
Lot Feat: Landscaped, Quiet Area, Recreation Nearby, Rural Setting, Serviced, Sidewalk, Southern Exposure
Complex: **Prk Tota:** 6 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am: **Unit Incl:**

