



## 1204 Kathleen Dr Duncan BC

\$838,000

Gorgeous Rancher With Mountain Views. This 2,171 sq ft home located in Maple Bay on 0.47 acres has a great layout with 3 bedrooms & 2 bathrooms on the main floor & extra accommodation downstairs with separate entrance. Plenty of room upstairs with bright living room, dining room, family room & kitchen with eating nook & doors leading out to a beautiful sunroom to enjoy the views & your morning or evening coffee. Primary bedroom comes with views & 3 pc ensuite & walk in closet. Lots of updates including a brand new septic system (2023), HWT (2021), roof (2018), new flooring, ductless heat pump, light fixtures & painted throughout. Downstairs has office/studio/guest/teenage accommodation with a kitchenette, big living area & 2 pc bathroom. There is also extra storage & workshop area downstairs. Outside you will find a double garage & lots of extra parking. Lovely private yard with 2 sheds, pond & fruit trees (apple, cherry & plum). A spacious & wheelchair accessible home.

Listing Presented By:



Originally Listed by:  
RE/MAX Island Properties

mette@hobdenteam.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca