



## 3164 Sherman Rd Duncan BC

\$899,900

OPEN HOUSE SAT & SUN - New executive home in the heart of West Duncan, walking distance to schools, parks, and amenities. Stunning curb appeal with fiber-cement siding, metal cladding & stone accents. Functional 4-bed, 3.5-bath, 2,024 sq. ft. layout with 9' ceilings & open-concept living. Energy-efficient with a gas furnace, A/C, 200A service, pre-wired for solar, EV & security cameras. Chef's kitchen with wrap-around counters, center island, bar seating & ceiling-height cabinets. Choice of LG appliance package with gas range or a \$10K price discount. Spa-inspired bathrooms w/ walk-in showers, tiled surrounds and floors, and a soaker tub upstairs. Stunning covered patio with tasteful wood soffits, recessed lighting, and gas hookups. South-facing, fenced yard with low-maintenance landscaping. Features Milgard Trinsic windows, Masonite fiberglass exterior doors, stone/tiled fireplace with a fir mantle and electric insert, built-in closets, and more! 2-5-10 new home warranty. Price + GST.

Listing Presented By:



Originally Listed by:  
Coldwell Banker Oceanside Real Estate

tom@twre.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca