

# \$1,445,000 - 5945 Skutz Falls Rd, Lake Cowichan

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MLS® #1004622

**\$1,445,000**

3 Bedroom, 1.00 Bathroom, 1,632 sqft

Residential on 17.91 Acres

N/A, Lake Cowichan, BC

A truly beautiful, extremely peaceful 17.91 acre property with subdivision potential close to the heritage Cowichan River, Trans Canada Trail, kayaking, swimming & endless recreation! The property was the first Skutz Falls area farm & retains the solid, original 3 bedroom home, which has been updated over the years, including a metal roof, vinyl windows, heat pump, 200 amp service & refinished fir floors. There is an oversized timber frame carport with attached insulated shop, a nice chicken coop with run, wood storage, & follow the path along the seasonal creek to the gazebo with power & cob oven down by the 2 spring fed ponds. In this area are 2 trailer pads with water & power, & there are also 2 more spots up by the original old barn with water, hydro & internet. There is lots of flat field space with grasses & wildflowers that could be returned to pasture if desired. Endless wildlife, park-like grounds, fruit trees, space to grow your own food & create a wonderful new lifestyle!

Built in 1948

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1004622     |
| Price          | \$1,445,000 |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Square Footage | 1,632       |



|            |                        |
|------------|------------------------|
| Acres      | 17.91                  |
| Year Built | 1948                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Status     | Active                 |
| View       | Mountain(s)            |

### **Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 5945 Skutz Falls Rd               |
| Area        | Du Lake Cowichan                  |
| Subdivision | N/A                               |
| City        | Lake Cowichan                     |
| County      | Cowichan Valley Regional District |
| Province    | BC                                |
| Postal Code | V0R 2G0                           |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Carport, Detached, Open, RV Access/Parking |
| # of Kitchens  | 1  |
| View           | Mountain(s)                                |

### **Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | Dining/Living Combo, Eating Area     |
| Appliances        | F/S/W/D                              |
| Heating           | Baseboard, Electric, Heat Pump, Wood |
| Cooling           | Air Conditioning                     |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Wood Stove                           |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony/Deck, Fencing: Partial                        |
| Windows           | Insulated Windows, Vinyl Frames                       |
| Roof              | Metal   |
| Construction      | Frame Wood, Insulation: Ceiling, Stucco, Vinyl Siding |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                                       |
|----------------|---------------------------------------|
| Date Listed    | June 26th, 2025                       |
| Days on Market | 107                                   |
| Office         | Sutton Group-West Coast Realty (Dunc) |
| Zoning         | R-2                                   |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sutton Group-West Coast Realty (Dunc) |
|----------------|---------------------------------------|

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