

\$699,000 - 8250 Price Rd, Youbou

MLS® #991596

\$699,000

4 Bedroom, 2.00 Bathroom, 1,821 sqft

Residential on 0.83 Acres

N/A, Youbou, BC

REDUCED BY \$50,000, and listed well below assessed value! Affordable Lake Living with lakefront minutes away, this beautifully maintained 1821 sqft country rancher on level .83AC boasts 4 bedrooms, 2 bathrooms, propane fireplace, wood stove and a large, bright eat-in kitchen, complemented by separate living, dining, and family rooms. The expansive, semi-covered deck, features an 8-person hot tub, and is ideal for entertaining. This fully-elk fenced acreage also includes a double garage with a workshop, RV parking, extra outbuildings, and ample space for all your work and recreation gear. Quality features set this property apart, including a heat pump with AC, cozy wood stove in the family room, sun tunnels, backup generator, and a multi-zone watering system. Youbou is a world-class recreation haven with boat launches, parks, trails, and Perfect for families, work from home, retirees, and Lake lovers! Watch the videos then book your viewing today!

Built in 2005

Essential Information

MLS® #	991596
Price	\$699,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,821



Acres	0.83
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary
Status	Active
View	Mountain(s), Lake

Community Information

Address	8250 Price Rd
Area	Du Youbou
Subdivision	N/A
City	Youbou
County	Cowichan Valley Regional District
Province	BC
Postal Code	V0R 3E1

Amenities

Utilities	Cable To Lot, Electricity To Lot, Garbage, Phone To Lot, Recycling
Parking Spaces	6
Parking	Additional, Driveway, Garage Double, Open, RV Access/Parking
# of Garages	2
# of Kitchens	1
View	Mountain(s), Lake

Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizer, Dining Room, Light Pipe, Soaker Tub, Storage, Vaulted Ceiling(s), Workshop
Appliances	Dishwasher, F/S/W/D, Hot Tub, Microwave
Heating	Electric, Heat Pump, Propane, Wood
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Living Room, Propane, Wood Stove

Exterior

Exterior Features	Balcony/Deck, Balcony/Patio, Fencing: Full, Garden, Lighting, Low Maintenance Yard, Outdoor Kitchen, Sprinkler System
Windows	Blinds, Garden Window(s), Insulated Windows, Screens, Skylight(s),

	Vinyl Frames, Window Coverings
Roof	Asphalt Shingle
Construction	Frame Wood, Insulation All, Vinyl Siding, Wood
Foundation	Other

Additional Information

Date Listed	March 11th, 2025
Days on Market	217
Office	Pemberton Holmes Ltd. (Dun)
Zoning	R-3

Listing Details

Listing Office	Pemberton Holmes Ltd. (Dun)
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