

**12 3101 Herons Way**  
Duncan, V9L 6Z4



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**MLS# 960221**



**\$619,500**

**2 Bedrooms | 2 Bathrooms | 1,376 Sqft**

Welcome to #12 at The Patio at Herons Wood a delightful 2BD, 2BA (+ den) sanctuary spanning 1367sqft. This charming retreat exudes curb appeal & basks in a sun-drenched ambiance. Upon entry, a generously-sized foyer, w/handy coat closet, sets a welcoming tone. The open layout seamlessly integrates the living, dining, & kitchen areas, where a cozy gas fireplace lends warmth to autumn evenings. A den adjacent to the entrance caters to various creative pursuits. The kitchen, a haven of storage, opens onto a patio & garden via a sunlit sliding door ideal for gardening enthusiasts. Moving beyond the living space, the primary bed w/ spacious walk-in closet & ensuite bath. The second bed & bath offer inviting space for guests. A laundry room & garage w/ crawl space access enhance practicality. Noteworthy amenities include new energy-efficient heat pump, hot water tank upgrade, & a central West Duncan location surrounded by trails & amenities. Welcome home to a blend of comfort & convenience.



**David Lowes**

Phone: (250) 732-7108

RE/MAX Island Properties

Office: (250) 748-7200

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