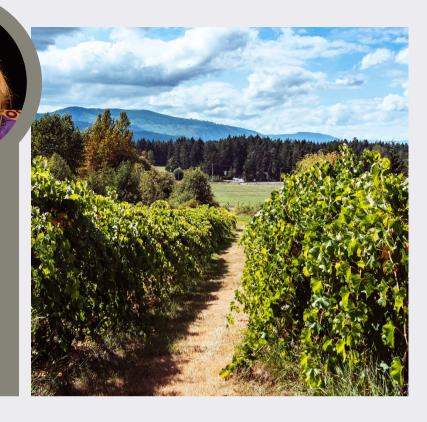
**FOR SALE BY OWNER** 

LINDA HOLFORD

JUST LISTED

\$1,778,000

1854 Myhrest Road Cowichan Bay, BC VOR 1N1



MLS<sup>®</sup> 951021/951454



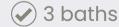




## **ABOUT THIS PROPERTY**

Explore the possibility of having your own winery in Cowichan Valley. The vineyard has been planted since 2008 and the owners have lived there for 18 years. Now's your chance to live the dream.

# **FEATURES**





# **CONTACT DETAILS**

- **Q** 250-510-5622
- linda@rockycreekwinery.ca
- rockycreekwinery.ca/livethedream



#### **Property Full Property View**

## 1854 Myhrest Rd Cowichan Bay BC VOR 1N1 MLS® 951021 \$1.778.000



MLS® No: Status: DOM: List Date: Area:	951021 Active 0 2024-01-12 Duncan	List Price: Original Price: Sold Perinced:i ng DSuabte A: rea:	\$1,778,000 \$1,778,000 Du Cowichan
Sub Type:  Beds:  Kitchens:  Parking:  Fin  STiqtlFet::  Strata/Pad	Single Family Detached 4 1 6 3,885 Freehold	Baths: Fireplaces: Lot SqFt: Lot Acres: Unfin SqFt: Storeys:	Bay 3 2 296,208 6.80 1916
Fee: Taxes:	\$2,599	Year Built (Est): Tax Year:	2023

	Lower	Main	Second	Third	Other
Fin SqFt	1,624	1,660	601		
Bedrooms		2	2		
Bathrooms		3			
Hitchens		1			

A beautiful property and opportunity where the land and sea connect. Live in the remarkable Cowichan Valley having your own winery. Here's your chance to live the dream of owning your own home with vineyard in one of the most temperate areas of Canada. The vineyard is a premium crop that is already established and you don't have to start from the beginning. The owners have lived there for 18 years with a family of 4 that grew up amongst this lifestyle or can be expanded to your dream. The house is generous with large area for kitchen, dining and sitting area. Off to the side is a great room overlooking the gardens and vineyard. There are 2 wood burning fireplaces and one in captivating stone. The walkout basement leads out to a patio and many options for picnicking amongst the mature gardens with specialty trees. The slope faces west and south and has incredible sunsets with the mountain backdrop. The winery has won over 100 medals internationally and nationally. Take it to the next level or enjoy your own lifestyle here.

#### <u>Interior</u>

Beds: 4 Baths: 3 Kitchens: 1 Fireplaces: 2

2pc Baths: 13pc Baths: 14pc Baths: 15+pc Baths: 0

2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **5** 

FinSqFt Total: 3,885 FinSqFt Main Bldg: 3,885 FinSqFt Aux Bldg: 1,247 Layout: Main Level Entry with

### Lower/Upper Lvl(s)

UnFin SqFt: 0 SqFt Total: 3,885 Storeys:

Laundry: In House Addl Accom: None Basement: Yes Bsmt Hgt: 9' 0"

Accessibility: Primary Bedroom on Main Bsmt Desc: Finished, Walk-Out Access, With Windows B&B?: Portential Flooring: Basement Sub-Floor, Cork,

Hardwood, Laminate, Vinyl
FP Ftrs: Living Room, Wood Burning, Wood Stove

Heating: Baseboard, Electric, Forced Air, Hot Water, Wood Cooling: None

Intr Ftrs: Ceiling Fan(s), Controlled Entry, Dining Room, Dining/Living Combo, Soaker Tub, Storage, Wine Storage Window Features: Aluminum Frames, Blinds, Insulated Windows, Screens, Vinyl Frames, Window Coverings

Appl Incl: Dishwasher, Freezer, Microwave, Oven/Range Electric, Range Hood, Refrigerator

Other Equipment: Security System

#### Exterior/Building

Built (Est): 1916 Front Faces: East Storeys: Bldg Warranty: No

Construction: Concrete, Frame Wood, Insulation: Ceiling, Wood

Roof: Metal Foundation: Poured Concrete Bldg Style: Character Access: Road: Paved

Exterior Ftrs: Balcony/Deck, Balcony/Patio, Fenced, Fencing: Full, Garden, Security System, Water Feature

#### Lot

Park Type: Detached, Garage Quad+, Guest, RV Access/Parking Carport Spcs: 0 Park Spcs: 6

Water: Well: Drilled Sewer: Septic System Services: Cable Connected, Electricity Connected, Garbage, Phone

Connected, Recycling

Lot Ftrs: Acreage, Central Location, Cleared, Easy Access, Hillside, Landscaped, No Through Road, Park Setting, Quiet Area, Recreation Nearby, Rural Setting, Shopping Nearby, Sloping, Southern Exposure

Lgl NC Use: **No** CSA Cert No: MHR Number:

EnerGuide Rtg: EnerGuide Dt:

Other Structures: Storage Shed

Lot SqFt: 296,208 Lot Acres: 6.80 Dimensions:

Restrictions: ALR: Yes

View: Mountain(s), Valley Waterfront: Garage Spcs: 4

Note: The Commerical listing has similar details but it includes the winery building with a propane tank. The equipment and machinery are included as well as any outstanding inventory. It also includes the goodwill and Trade Name.