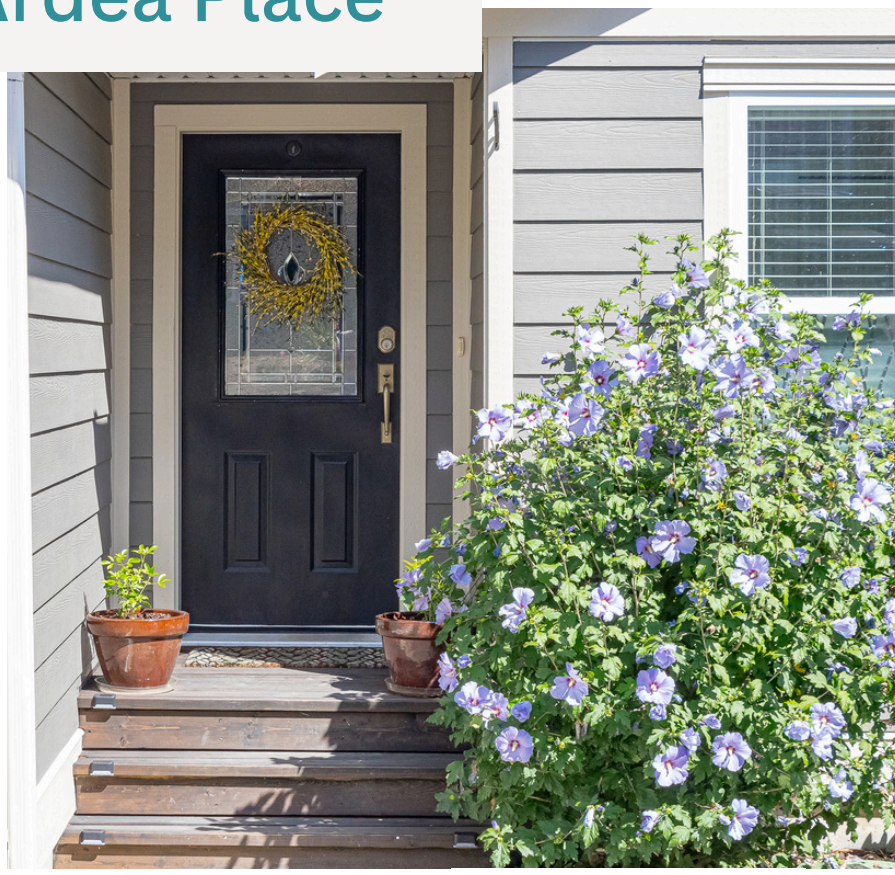


6311 Ardea Place









Theresa Carter TCarter Real Estate

COLDWELL BANKER OCEANSIDE REAL ESTATE

info@tcarterrealestate.ca

(250) 737-4500

www.tcarterrealestate.ca

TCarter Real Estate







Meticulous Duncan Home w/Excellent Privacy

Bedrooms	**3**
Bathrooms	**3**
Floor Space	**2,231 Sq.ft.**
Lot Size	**0.10 Acres**
Area	**Duncan**
Sub Area	**West Duncan**
State/Province	**British Columbia**
Property Type	**Single Family**
Year Built	**2010**
Taxes	**$4,933 (2026)**
Assessment	**$721,000 (2026)**
Parking	**Attached Garage**
Title	**Freehold**
MLS#	**1054302**

Situated on quiet cul-de sac in the community of Herons Wood, this well maintained, custom, 3 bedroom, 3 bath, main lv entry w/walkout bsmt home offers the perfect mix of comfort & style. Boasting a well designed 2,231 Sq. Ft layout that showcases open concept main lv living, this residence features maple hardwood & engineered flooring, quartz kitchen counters, high end cabinets, master w/his & hers closets & ensuite, heat pump w/A/C, built in vac, family room w/gas fireplace, media room & beautiful wood features throughout. Outside you will love the sun soaked BBQ deck great for enjoying views of Mt. Tzouhalem & the covered lower patio w/good privacy, complete w/soft tub & fenced yard. The lot displays beautiful easy care landscaping, has an inground sprinkler/soaker system & backs onto another quiet cul-de-sac. The garage is even wired for 220. All this located in a peaceful neighbourhood, steps away from trails, parks, schools, bus route & all amenities but feels a world away.