



**PEMBERTON
HOLMES**

· ESTABLISHED 1887 ·



Two Stunning View Acres

4061 Cambrai Road

First time on the market, your sun filled rancher with a full, partially finished lower level gives you all the space you will ever need. Enjoy free time with friends and family on your totally private back patio overlooking panoramic mountain vistas. A sprawling 2,060 square foot, easy access main floor offers high vaults over open space. The sunny entrance leads to a spacious sunroom sitting area. Bright white kitchen flanked with loads of cabinetry, a walk-in pantry, and a server peninsula leading to the dining area. The sprawling, open living space with rich hardwood floors, and cozy woodstove all overlooks the mountains. Three spacious bedrooms down the hall including the master suite with a walk-in closet, and a three-piece ensuite featuring a relaxing soaker tub and deck access for your morning coffee. A convenient laundry room behind the kitchen leads to the lower level, which offers a spacious guest accommodation with a three-piece bathroom. The remainder of the lower level is awaiting your finishing ideas or possibly a suite. Outside, you will find a separate 30 x 16 shop with a carport attached as well as a double garage connected to the house. There is an energy efficient heat pump, 7-8 gallon a minute well. This is a meticulously maintained original owner-built home located in the sought after Vimy Road area close to everything in Duncan. Contact Ken now so you don't miss out on this one.



Please call to arrange a private viewing - Ken Neal 250 -746- 8123 www.kenneal.com