



**PEMBERTON  
HOLMES**

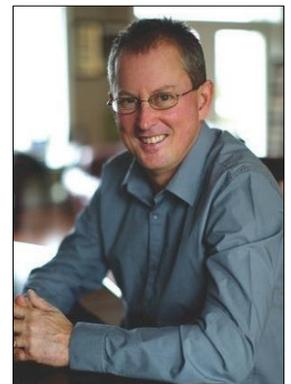
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## Stunning Views, Shop, and Extra Accommodation

A truly "one of a kind" JBL custom home, built to exacting standards near Maple Bay. Striking curb appeal with exterior details such as tudor fascia, cultured stone accents and lovely roof line. The impressive entrance features slate floors, 18-foot ceiling, and a wonderful Koi stream with a footbridge. The main level features stunning Maple hardwood floors, a gourmet kitchen flanked with cabinetry and impressive granite, built-in stainless cook top and wall oven, an island for your friends to gather round, and pantry; this is all open to the adjoining great room. Separate living and family areas one with a perfect breakfast spot overlooking a private deck to take in some of the finest views of the city, Quamichan Lake, surrounding mountains and farmland. The sprawling master suite with its own private covered deck has a luxurious 4-piece ensuite including a soaker tub and separate 4-foot shower. On the lower floor you'll find an amazing family space complete with a custom bar area under the coffered ceiling, large office or bedroom, guest bedroom, and full bath. There is also a perfectly located separate high quality self-contained guest accommodation. The long list of quality features includes impressive ceiling detailing, two cozy rock-faced gas fireplaces, a new efficient heat pump and furnace, over height double garage, 24' by 24' detached workshop with 10 foot ceilings, insulated, heated and wired with 2, 220-power outlets, full irrigation system, exterior courtyard with waterfall, loads of off street parking, hidden RV parking with Sani dump, terraced landscaping, and much more. Hiking and biking trails are at your back doorstep as the cul-de-sac location backs onto municipal land. Minutes from Maple Bay Marina, restaurants, pub, the city of Duncan, and less than an hour commute to Victoria or Nanaimo. Contact Ken Neal to view this incredible home!

**6032 Kaspia Road**



Please call to arrange a private viewing - Ken Neal **250-746-8123** [www.kenneal.com](http://www.kenneal.com)