

Feature Sheet – 2485 Koksilah Road

The Property

- 11.91 acres with more than 1,000' of river frontage on Koksilah River
- Two driveways into the property
- Gently sloping trails to a serene pebble beach along the river
- Teeming with nature: salmon spawn in the fall, river otters, eagles and an incredible variety of birds
- Northern property line borders Bright Angel Park, beyond the “sweet pea field”
- East side of property borders old CN railway (not in use) – a walking trail
- Old growth trees scattered throughout the property including 300+ year maples confirmed by arborists
- 2 wells, both with 15 gallon per minute flow rates (only one currently in use)
- 2 septic systems – one for primary residence and one for riverside cottage
- Incredible upper vegetable garden that was previously used as a horticultural teaching college, includes: gabion walls; large tented greenhouse; irrigation throughout, working on timers; propagation house; raspberry patch; apple trees; strawberry; producing cherry tree; and, 2 large storage tents.
- Irrigation extends around main house, vegetable gardens and greenhouse
- Smaller lower vegetable garden adjacent to primary residence
- Mature fig trees
- Conveniently located near to amenities in Cowichan Station. 5 minutes to Country Grocer and 7 minutes to Duncan
- Near to prestigious Sunrise Waldorf School
- Wineries, restaurants, boutique grocers and bakery nearby

The Residences

- Original farmhouse built in 1907
- Bright and airy country kitchen with vaulted tongue and groove panelled ceiling, stainless steel appliances; 6-burner propane stove with pot-filler faucet; apron sink; designer tile flooring and spacious eating area with access to adjacent wrap-around deck
- Formal living room with cosy wood burning stove insert, stone façade and attractive wood mantel
- Primary bedroom with easy access to hot tub area and outdoor shower on back deck
- Widened stairs to upper level
- Geothermal heat-pump for heating and cooling on main level
- Sash and case windows
- Bamboo flooring
- Power blinds in living room
- 200 amp power and back up generator (turns on manually)
- Double carport with metal roof
- Riverside 2-bedroom cottage – floor to ceiling window with view of river; live edge eating nook.

Equestrian Facilities

- Horse stable built in tongue and groove style in 2017
- Feed/tack room with laundry facilities
- 4 stalls, all with horse mattresses and attached self-turnouts
- Electrical outlets for fans in stalls
- Heated buckets
- Grooming area
- Separate hay storage
- Large paddock attached to turnouts (lots of drainage added – paddock is never wet)
- Upper winter grazing field
- Perfect site for an outdoor arena in top field – always well drained
- 3 additional lower horse fields near river

Information believed to be correct, if important, Buyer must verify.