



\$ 1,049,900



3206 Woodrush Dr, Duncan, BC V9L 0J9

- » Beds: 4 | Baths: 4 Full
- » MLS #: 995426
- » Single Family | 2,636 ft² | Lot: 4,945 ft²
- » More Info: 3206WoodrushDr.com



Brock Webber

(250) 715-5414

(250) 709-8878

(250) 709-8888

brock@webbers.ca

<http://www.webbers.ca>



Pemberton Holmes
805 Cloverdale Ave #150
Victoria, BC V8X 2S9
(250) 715-5414

Welcome to 3206 Woodrush Drive in the sought-after community of The Properties—one of Duncan's most desirable neighbourhoods. This well-designed home is just steps from a new playground, Maple Bay Elementary, and scenic hiking trails. Built for modern living, it features solar panels, A/C, and meets Step 3 BC Energy Code. Inside, enjoy 11' ceilings, a custom feature wall with built-in cabinetry, and a bright, open-concept layout. The kitchen is finished with a quartz backsplash and under-cabinet lighting, offering a clean and modern feel. The spacious primary bedroom includes a walk-in closet and a well-appointed ensuite. Downstairs, a roughed-in kitchen provides potential for an in-law suite, mortgage helper, or extended living space. A gas BBQ hook-up adds convenience for outdoor gatherings. With flexible space and energy-efficient features, this move-in ready home offers lasting value—and new mortgage rules may mean 20% down is no longer required.

