

**3039 Lashman Ave**  
Duncan, BC V9L 1C8



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**MLS# 1006739**



**\$775,000**

**3 Bedrooms | 2 Bathrooms | 2,515 Sqft**

**3 Beds 2 Baths** This charming 3-bedroom, 2-bathroom home boasts over 2,000 SF of living space on a peaceful, quiet street. Located near Cowichan Hospital and Queen Margaret's School, this home offers a perfect blend of a rural atmosphere while still being close to all amenities. With R3 zoning, the property allows for a secondary suite AND a carriage suite or a separate 1,295 SF (max) rancher, offering multiple opportunities for expansion with long-term potential for multi-generational living, rental income, or development. The home also features a wraparound deck with a gazebo, a heat pump, and a hot tub for year-round comfort. Practical upgrades include a 200-amp electrical service with a 30-amp RV or electric car hookup, along with dedicated RV parking. With its tranquil setting and endless possibilities, this home is a fantastic opportunity for those looking to create their ideal living space! Properties are at increased risk of damage from extreme weather due to climate change. ClimateCheck provides detailed climate risk data for properties now and up to 30 years into the future. 21 hot days expected in 2050 13 storms expected in 2050 Life Stage Employment Type Average Household Income Average Number of Children



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