



SI 1 Humes Road		
Zone	<b>Zone 3- Duncan</b>	Status <b>Active</b>
SubArea	<b>Z3 Duncan</b>	Possession <b>TBA</b>
City	<b>Duncan</b>	Title <b>Strata</b>
Type	<b>Lots/Acreage</b>	Current Price <b>\$329,900</b>
Prop Type	<b>Acreage</b>	Sale Price
MLS#	<b>237401</b>	Sale Date
Taxes		
Zoning	<b>F2</b>	
Zoning Type	<b>Single Family</b>	
Year Built		

#### Lot Features

Width (Ft)	Subdivision	
Depth (Ft)	Water	<b>Drilled Well</b>
Lot Area (SqFt) <b>435,600</b>	Sewer	<b>None</b>
Lot Area (Acres) <b>10.00</b>	Elementary	<b>COWICHAN STATION</b>
Lot Size <b>10.00 acres</b>	Middle	<b>BONNER</b>
Strata Fee <b>\$50</b>	Secondary	<b>KELSEY</b>
Site Influences	<b>Private Setting, Rural Setting, No Thru Road, Hydro to Lot Line, Mobiles Allowed</b>	

#### Legal & Mortgage

Legal	<b>SL 1 DL 152, 153, 157 HELMCKEN VIS 5923</b>
PID #	<b>026541327</b>
Tax Roll #	
Restrictions	
Prospectus	<b>Not Applicable</b>
Mortgage	<b>Must be Paid Off</b>

PARK LIKE, PEACEFUL, private 10 acres located 15 minutes south of Duncan in the Kinsol Valley newer the historic Kinsol Trestle. Serviced by private Humes Rd off Mountain Rd, Hydro, drilled well. Adjoins the scenic Trans Canada Trail, great for hiking, biking & horse back riding. Price includes enough lumber milled from trees on site to build a substantial house. Mountain views, pond, old 5th wheel camper included. Strata lot fee \$50 per month to cover Humes Road maintenance; grading, snow removal etc. Privacy and peace, this is a very rare opportunity for a great lifestyle.

Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by

**Grant Clement 748-5000**

[www.clementrealestate.com](http://www.clementrealestate.com)

[Sutton Group-Resource Rlty Du](#) 2610 Beverly Street, Duncan BC

The above information is from sources deemed reliable but it should not be relied upon without independent verification.  
Not intended to solicit properties already listed for sale.

Website Designed by Indemand Sales & Solutions located in Duncan BC. [www.indemand.net](http://www.indemand.net)