

FOR SALE BY OWNER
LINDA HOLFORD



**JUST
LISTED**

\$1,778,000

1854 Myhrest Road
Cowichan Bay, BC V0R 1N1



MLS[®] 951021 / 951454



ABOUT THIS PROPERTY

Explore the possibility of having your own winery in Cowichan Valley. The vineyard has been planted since 2008 and the owners have lived there for 18 years. Now's your chance to live the dream.

FEATURES

✓ 4+1 bedrooms

✓ 3 baths

✓ 3885 sq. ft.

CONTACT DETAILS

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Property Full Property View

1854 Myhrest Rd Cowichan Bay BC V0R 1N1 MLS® 951021 \$1,778,000



MLS® No:	951021	List Price:	\$1,778,000
Status:	Active	Original Price:	\$1,778,000
DOM:	0	Price: Sold	
List Date:	2024-01-12	Perincd: ing	
Area:	Duncan	DSuabte A: rea:	Du Cowichan Bay
Sub Type:	Single Family Detached	Baths:	3
Beds:	4	Fireplaces:	
Hitchens:	1	Lot SqFt:	2
Parking:	6	Lot Acres:	296,208
Fin:	3,885	Unfin SqFt:	6.80
STiqtlFet::	Freehold	Storeys:	1916
Strata/Pad:		Year Built	
Fee:		(Est):	2023
Taxes:	\$2,599	Tax Year:	

	Lower	Main	Second	Third	Other
Fin SqFt	1,624	1,660	601		
Bedrooms		2	2		
Bathrooms		3			
Hitchens		1			

A beautiful property and opportunity where the land and sea connect. Live in the remarkable Cowichan Valley having your own winery. Here's your chance to live the dream of owning your own home with vineyard in one of the most temperate areas of Canada. The vineyard is a premium crop that is already established and you don't have to start from the beginning. The owners have lived there for 18 years with a family of 4 that grew up amongst this lifestyle or can be expanded to your dream. The house is generous with large area for kitchen, dining and sitting area. Off to the side is a great room overlooking the gardens and vineyard. There are 2 wood burning fireplaces and one in captivating stone. The walkout basement leads out to a patio and many options for picnicking amongst the mature gardens with specialty trees. The slope faces west and south and has incredible sunsets with the mountain backdrop. The winery has won over 100 medals internationally and nationally. Take it to the next level or enjoy your own lifestyle here.

Interior

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **2**
 2pc Baths: **1** 3pc Baths: **1** 4pc Baths: **1** 5+pc Baths: **0**
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **5**
 FinSqFt Total: **3,885** FinSqFt Main Bldg: **3,885** FinSqFt Aux Bldg: **1,247** Layout: **Main Level Entry with**

Lower/Upper Lvl(s)

UnFin SqFt: **0** SqFt Total: **3,885** Storeys:
 Laundry: **In House** Addl Accom: **None** Basement: **Yes** Bsmt Hgt: **9' 0"**

Accessibility: **Primary Bedroom on Main** Bsmt Desc: **Finished, Walk-Out Access, With Windows B&B?** Portential Flooring: **Basement Sub-Floor, Cork, Hardwood, Laminate, Vinyl**

FP Ftrs: **Living Room, Wood Burning, Wood Stove**

Heating: **Baseboard, Electric, Forced Air, Hot Water, Wood** Cooling: **None**

Intr Ftrs: **Ceiling Fan(s), Controlled Entry, Dining Room, Dining/Living Combo, Soaker Tub, Storage, Wine Storage**

Window Features: **Aluminum Frames, Blinds, Insulated Windows, Screens, Vinyl Frames, Window Coverings**

Appl Incl: **Dishwasher, Freezer, Microwave, Oven/Range Electric, Range Hood, Refrigerator**

Other Equipment: **Security System**

Exterior/Building

Built (Est): **1916** Front Faces: **East** Storeys: **Bldg** Warranty: **No**

Construction: **Concrete, Frame Wood, Insulation: Ceiling, Wood**

Roof: **Metal** Foundation: **Poured Concrete**

Bldg Style: **Character** Access: **Road: Paved**

Exterior Ftrs: **Balcony/Deck, Balcony/Patio, Fenced, Fencing: Full, Garden, Security System, Water Feature**

Lot

Park Type: **Detached, Garage Quad+, Guest, RV Access/Parking** Carport Spcs: **0** Park Spcs: **6**

Water: **Well: Drilled** Sewer: **Septic System** Services: **Cable Connected, Electricity Connected, Garbage, Phone**

Connected, Recycling

Lot Ftrs: **Acreeage, Central Location, Cleared, Easy Access, Hillside, Landscaped, No Through Road, Park Setting, Quiet Area, Recreation Nearby, Rural Setting, Shopping Nearby, Sloping, Southern Exposure**

Lgl NC Use: **No** CSA Cert No: **MHR** Number:

EnerGuide Rtg: **EnerGuide** Dt:

Other Structures: **Storage Shed**

Lot SqFt: **296,208** Lot Acres: **6.80** Dimensions:

Restrictions: **ALR: Yes**

View: **Mountain(s), Valley** Waterfront: **Garage Spcs: 4**

Note: The Commerical listing has similar details but it includes the winery building with a propane tank. The equipment and machinery are included as well as any outstanding inventory. It also includes the goodwill and Trade Name.