

\$839,000 - 117 3116 Woodrush Dr, Duncan

MLS® #1014852

\$839,000

3 Bedroom, 3.00 Bathroom, 1,851 sqft

Single Family on 0.04 Acres

East Duncan, Duncan, British Columbia

SALES CENTRE open every Saturday and Sunday from 12-2pm. Welcome to Vista, an exclusive enclave of 23 luxury townhomes nestled in the picturesque Maple Bay community. There are three breathtaking color palettes—Earth, Wind, or Fire! Unit 117 is the Fire color palette. Expertly designed with premium finishes, each residence boasts a gourmet kitchen featuring quartz countertops, a spacious island, and high-end appliances. The open-concept main floor showcases vaulted ceilings, engineered hardwood flooring, and a cozy gas fireplace. The expansive primary bedroom, also on the main level, offers vaulted ceilings, a walk-in closet, and a sleek 3-piece ensuite. The lower level provides two generously sized bedrooms, a stylish 4-piece bathroom, and a convenient laundry room. Every home is equipped with a heat pump for efficient year-round heating and cooling. Enjoy seamless indoor-outdoor living with a spacious deck and patio—ideal for entertaining or unwinding. Plus, the double garage is EV charger-ready for modern convenience. These homes are built to achieve BC Energy Step Code “Step 4, which represents a 40% increase in energy efficiency compared to a home built to the building code minimum. Located near the Mount Tzouhalem trailhead and Maple Bay, outdoor enthusiasts will appreciate endless opportunities for hiking, biking, swimming, tennis, pickleball, and more. Families will love the proximity to Maple Bay School and a



nearby playground, while shopping and daily floatplane service to YVR are just moments away. Don't miss your chance to be part of this exceptional new community—your dream home awaits! (id:6289)

Built in 2025

Essential Information

Listing #	1014852
Price	\$839,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,851
Acres	0.04
Year Built	2025
Type	Single Family
Sub-Type	Strata
Style	Contemporary

Community Information

Address	117 3116 Woodrush Dr
Subdivision	East Duncan
City	Duncan
Province	British Columbia
Postal Code	V9L0G1

Amenities

Features	Private setting, Other, Marine Oriented
Parking Spaces	6
View	Lake view, Mountain view, Valley view

Interior

Heating	Electric Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning

Residential

Listing Details

Listing Office

Sotheby's International Realty Canada (Vic2)



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