

## Great reasons to live at 8395 Sa-Seenos Road, Youbou, BC

Dear House Hunter...

If you're looking for a bright, airy, and spacious waterfront home in a secluded and friendly neighborhood, then I have some very important information for you.

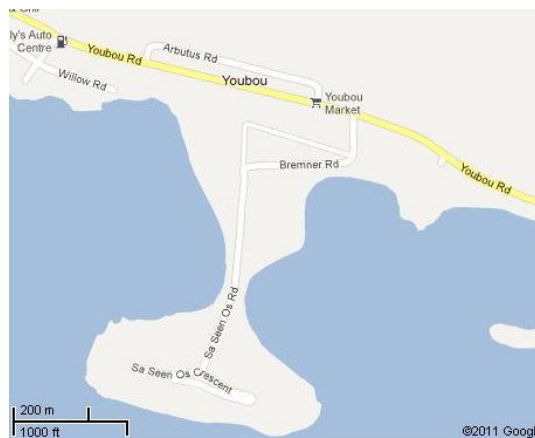
Nestled on the shores of Lake Cowichan... amongst old growth stumps... huge second-growth fir trees... and manicured paths running through the forest... is the home we've enjoyed for seven years.



### *Hi I'm Gene Gerland*

My wife Sue and I are the current owners of 8395 Sa-Seenos Road. Pronounced Sass-Seen-aws, it means hummingbird in the language of the Nitinat tribe.

The house sits on 1.7 acres. The tax bill says there is 67ft of Lake Cowichan frontage. A map says there is  $\pm 74$  ft of frontage. It also indicates the property extends to 30ft out in the lake.



The lot is either the biggest or second biggest on the crescent. Right across the street is a 10-acre Little League park, which is rarely used. It also has horseshoe pits.

It's not necessary for me to describe the entire house here, because you can find the details from MLS listing 315398, and you can come see it for yourself.

What I'd like to share with you is...

***The 'secret' insider information you'll get only from a resident – all the stuff the real estate agent won't tell you***

Three years ago I was laid off for six months. So I put in new cupboards... floors... ceilings... lights... an ensuite... and I doubled the bathroom size... dry walled the basement... and tiled the floor.



There's also custom winding stairs between first and second floors. The wood is from old-growth forests — you'll never find it again.

Try and buy one piece of wood that's 28 inches wide and two and a half inches thick, edge grain.

After you've pushed your jaw back up, you'll realize how much it cost to install those steps.



That was on the inside.

Outside I spent \$35,000 in material alone for landscaping... that includes 150 dump truck loads of fill.



The rear of the house – with porch and big French doors – faces east.





That's why I wrapped a beautiful 600 square foot cedar deck around the back of the house. Here's the view in daytime...



Every night you'll witness the most beautiful sunsets you'll ever see. Almost looks like the aurora borealis, with purple, pink, and blue hues... it's incredible.

I built a new 134 x 6 ft wharf, with a 16 x 22 ft party platform at the end. It's made of old, thick, rough-cut fir. Even parking two pickup trucks on it won't hurt.



A brand new reverse osmosis water filtration system is under the sink. It's never been used. That's because there's a deep well full of mountain water that has never run dry... not even after four months of constant irrigation on the 6500 square feet of new sod put in during a summer heat wave.

That's a partial list.

***Beautiful views... waterfront... privacy... and the very best construction. Now let's talk convenience...***

The town of Lake Cowichan is an 8-minute drive away. That's where the Trans Canada Trail begins. You can ride your bicycle from this house to Newfoundland on that trail.

In Youbou there's a Country Grocery, ice rink, physicians, auto parts, marine store, optometrist, and restaurants.

Duncan has all the major chains, and it's only 25 minutes away.

Nitnat Lake, a saline lake that's ranked #2 in the world for kite boarding and windsurfing, is 40 minutes away. Also 40 minutes away is Port Renfrew, which has world-class salmon fishing.

***And speaking of potential appreciation...***

Dubai money is putting in a huge marina and condo units at the old Youbou mill site about 4Km away. That's a far enough distance not to bother you, and close enough to increase your property value.

Pamela Anderson is one of the investors putting in a development on the east side of the lake. In 10 years this area will be a little Kelowna – beautiful, convenient, and very popular.

***OK Gene, you've told me the good. Now what's the bad?***

The house was built on fill, and when we moved in one corner had sunk. So I spent about \$10,000 to get world-leading stabilizers Uretek – now Poly-Mor – to come in with expanding foam to stabilize the ground.

Then I had Nickel Brothers – North America's leading house moving firm – spend three months making the house level.

Next door is an RV park. The lots with water frontage there start at \$250,000. The other lots are about \$150,000. Nobody under age 50 lives there.

Between the lake and the house is what we call the duck pond. With all the riparian – that's a fancy name for water rights – you may need some extra paperwork if you decide to fill it in.

After hearing people who didn't know any better complain about the look, I removed the hand split cedar shake roof – which still had 15-20 years of life left -- and installed moss-resistant duroid fibreglass shingles. (I was going to put steel on, but I've run out of money.) The roofer thought I was insane. It broke my heart.

***With the potential appreciation from surrounding development, and as the popularity of the Lake Cowichan area increases...***

Believe me, I'd stick here for another five years and sell it for \$500,000 more... except I'm tired.

We moved here because I wanted an airstrip or a place to park a floatplane. And it's incredibly beautiful here... like being in a giant fjord.

Now my wife works five days a week. And my customers keep me working seven days a week.

I used to be a sponsored snow boarder, mountain climber, and mountain biker. I no longer have time for any of my passions.

Even my beautiful 17ft Boston Whaler, fully decked out for fishing, has sat in my driveway for the past four years. And I have boat launch – which can be yours.

***That's why we've lowered the price...***

The most recent bank appraisal – in 2008 – came in at \$867,000.

Our asking price is \$697,000. That's \$170,000 lower, because we're motivated to downsize.

You might not be aware that waterfront properties on Lake Cowichan – and Youbou in particular – are very much in demand.

Once this one is gone, it's gone, and you'll have to wait until someone else decides to move. If you hem and haw and delay too long... you'll miss out on this rare opportunity.

In the meantime, have a fantastic day.

Yours sincerely,

*Gene Gerland*

**PS:** There are more pictures online. Simply look up MLS listing 315398 to see them all.

You can also check out the YouTube page online... search for "Waterfront home Reduced by \$182,000 - Lake Cowichan, BC"

And I've left out a lot of extra features... like the Koi pond, private change room, hot tub, and magnificent mountain views. This letter's already too long... I wanted you to know the things no real estate agent will tell you.

Which brings up the point I made earlier... the longer you wait, the more likely someone else will swoop in and grab this deal away from you. To prevent that, call me now at 250-483-4285.

*Gene*