






3343 Cook Street  
Chemainus, BC

-  3
-  3
-  1,926
-  2
-  9,670



## Beautifully Finished Family Home

An open-concept living and formal dining room with gas fireplace and hardwood floors flow seamlessly into the kitchen and family room. Vaulted ceilings, a fitted kitchen with high-end appliances, gas stove, and separate breakfast area overlook the cozy family room, featuring a second fireplace and expansive picture windows framing the large deck, garden, and scenic farmland.

The primary bedroom also enjoys stunning views, a 3-piece ensuite, and spacious walk-in closet. Two guest bedrooms and a family bathroom complete this level. Above the two-car garage is a large bonus room with vaulted ceilings and a 3-piece bathroom.

Outside, the fully-fenced garden includes an arbor, patio, lawn, landscaped yard, and dedicated vegetable garden. A large shed, accessible through gates at the front of the property, provides covered boat or RV storage on a spacious gravel area.

All descriptions, measurements and information provided are believed correct at the time of production and should be independently verified if relied upon.



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*Welcome to 3343 Cook Street!*

*It is my pleasure to introduce you to this exceptional home, available for the very first time since being lovingly built and cared for by its original owners.*

*The moment you step inside, you will sense warmth - high-end finishes and tasteful, neutral decor set the stage beautifully for your own personal touches.*

*The thoughtful layout offers distinct spaces for gathering: a formal living and dining area overlooking the welcoming front yard, and a relaxed family room beside the kitchen, with serene views of mature trees and scenic farmland.*

*Perfectly positioned on a quiet cul-de-sac with ocean views, this inviting home truly feels like your private retreat.*

*I know you will adore this home and I look forward to showing it to you.*



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The moment you step into this home, you will experience a sense of serenity and calm. Built in 2009, the property showcases high-quality finishes throughout, including hardwood floors, ceramic tiles, and granite countertops. The semi-open living and dining area provides an inviting, formal space to relax or entertain, featuring a gas fireplace and large picture windows framing stunning ocean views at the base of the hill. The dining area, while integrated, maintains its own distinct space with a recessed nook perfect for a hutch or sideboard, complemented by tall windows for abundant natural light.

Adjacent to the dining area, the spacious kitchen continues the open-concept design, offering ample cabinetry and countertops ideal for any aspiring chef. Equipped with a gas stove, built-in microwave, and dishwasher, this kitchen combines functionality and convenience. The adjoining family room or informal sitting area is bright and welcoming, illuminated by large windows and patio doors, and includes its own gas fireplace. This side of the home enjoys a backdrop of managed farmland and mature trees, and is just steps from Echo Parkland—perfect for evening strolls.

The primary suite, located at the rear of the property, includes patio doors opening onto an expansive deck, featuring a covered section ideal for year-round enjoyment. Generously sized, it is complemented by an ensuite bathroom and spacious walk-in closet for ample storage. Two additional bedrooms on the main level are both generously proportioned and feature built-in closets. The family bathroom is conveniently placed near these bedrooms, directly opposite a well-equipped laundry room with a washer, dryer, abundant storage, and direct garage access.

A charming bonus room above the garage enhances the home's versatility, boasting an arched window with ocean views, sloped ceilings, and extensive under-eave storage. Perfectly suited as extra living space, an office, studio, or home gym, this level also includes a 3-piece bathroom.

Outside, the tastefully landscaped yard provide multiple zones for relaxation, entertaining, and gardening enthusiasts. A recently installed pond enhances the peaceful ambiance. While additional off-road parking accommodates boats or RVs, complemented by a large boat shed for extra storage.



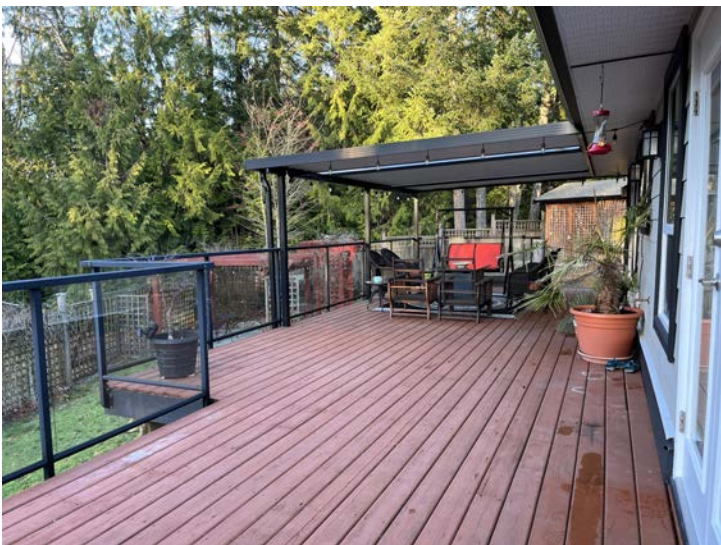






Find out more about this home at: [ChapmanCoombs.com/property/3343Cook](http://ChapmanCoombs.com/property/3343Cook)









## Outdoor Relaxation & Entertainment

The exterior of this home has been thoughtfully designed with relaxation and entertaining in mind.

The fully fenced backyard ensures privacy, with distinct areas defined by arbors, patios, and decks. Spend relaxing summer evenings by the ornamental pond, soothed by the gentle trickle of water, or unwind beneath the gazebo draped in mature vines, frequented by hummingbirds.

A modestly sized lawn provides plenty of space for children or pets to play, and raised garden beds are ready for growing fresh vegetables.

Spanning the width of the property, the expansive wooden deck offers seating and BBQ

areas, including a partially covered section perfect for year-round enjoyment and outdoor entertaining.

Ample additional storage is available beneath the deck and within the partially finished basement, ideal for gardening equipment, lawnmowers, and patio furniture. The basement also features a small workshop, perfect for DIY projects.

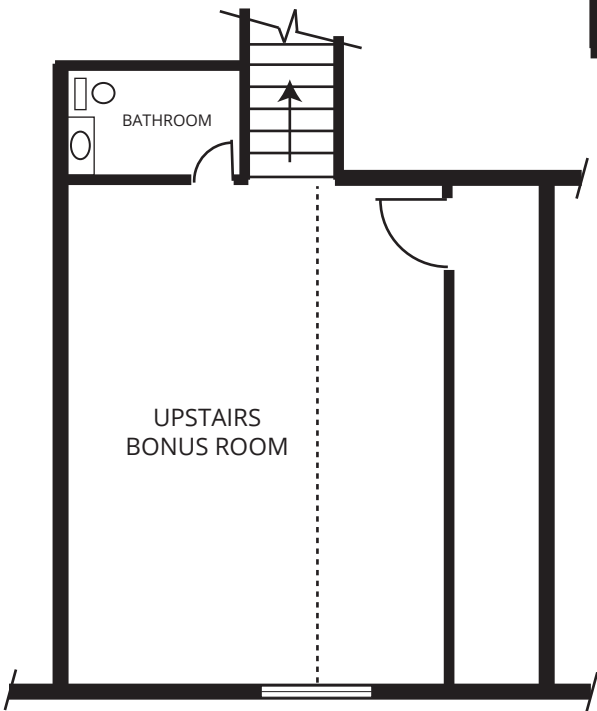
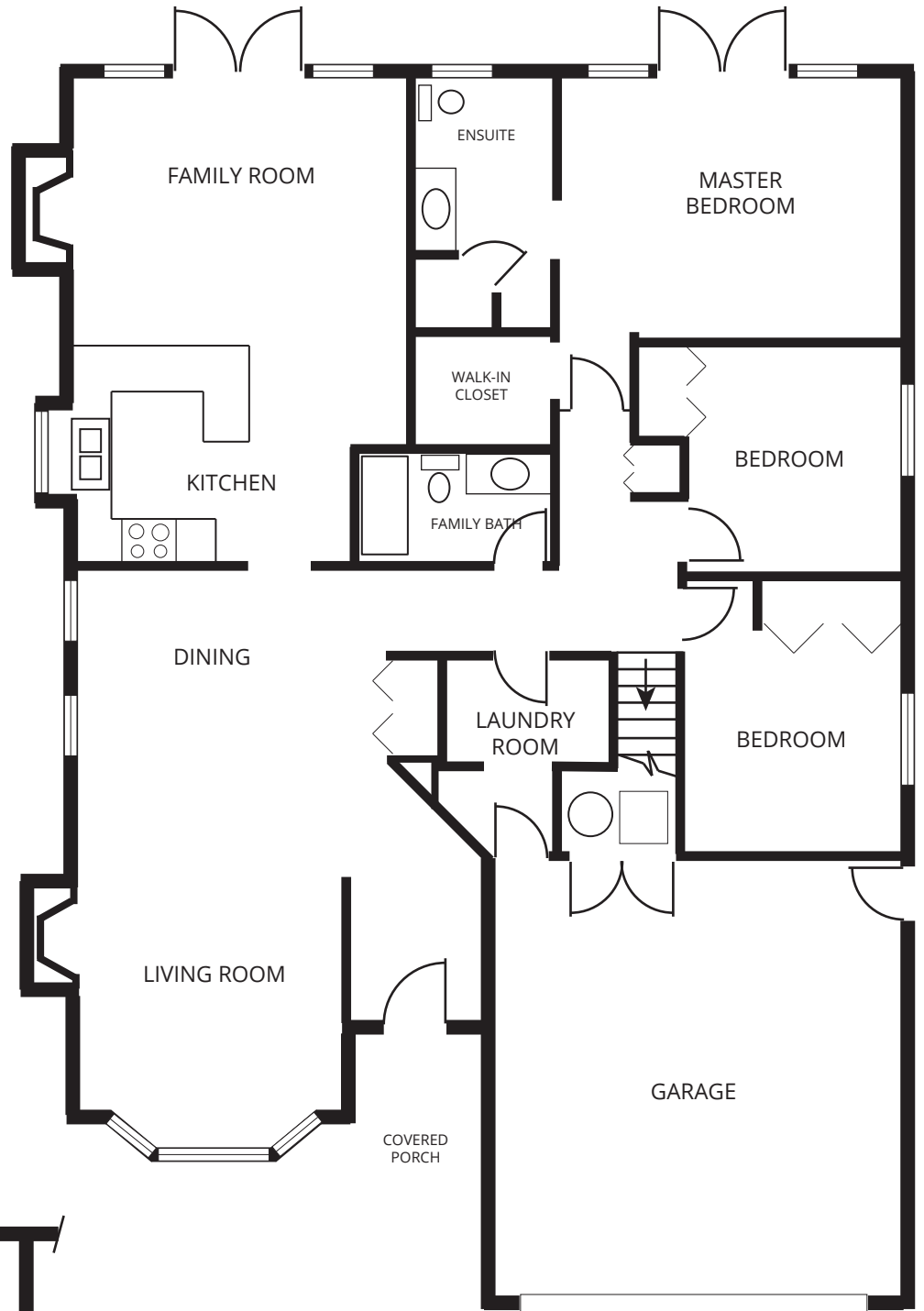
Whether you're starting a family, working professionals, or semi-retired, this home offers space, quality, and convenience. You'll appreciate the easy access to major highways, larger towns, convenience stores, public transit, and recreational activities.

# Floor Plans



## Room Dimensions

Bathroom	3-Piece
Bedroom	10'2X9
Bedroom	10'4X9
Master Bed	16'4X11'4
Dining Room	14'10X9'2
Ensuite Main	3-Piece
Entrance	8X6'2
Family Room	17'10X12'4
Kitchen Main	17'10X10'2
Laundry	8'2X6
Living Room	16'4X14'10
Up Bathroom	3-Piece
Family Room	19X26'7



Not to scale and for illustrative purposes only.  
Please verify all information if relied upon.



# Welcome to Chemainus

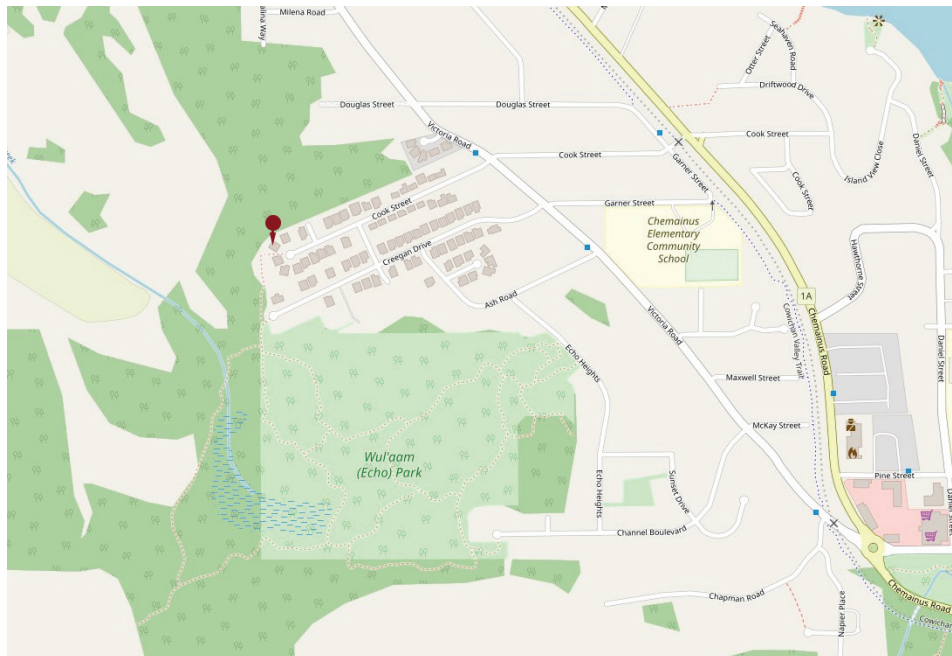
Chemainus, a picturesque community on the east coast of southern Vancouver Island, British Columbia, boasts a rich history and vibrant cultural scene. Established as a logging town in 1858, its name originates from the native shaman and prophet "Tsa-meeun-is," meaning "broken chest," who, according to legend, survived a severe chest wound to become a powerful chief.

The town's economy flourished with the arrival of the railway in the 1880s, and by the early 1920s, the population had grown to 600. As of 2021, Chemainus is home to approximately 4,033 residents.

Chemainus is renowned for its 53 outdoor murals, transforming the town into a vast outdoor art gallery and attracting tourists worldwide. This initiative revitalized the community after the closure of its large sawmill in the early 1980s.

The town hosts several popular local events, including the Chemainus Bluegrass Festival and the Chemainus Theatre Festival, celebrating its rich musical and theatrical heritage. Visitors can also explore the Chemainus Valley Museum to delve deeper into the area's history.

Today, Chemainus stands as a testament to community resilience and creativity, seamlessly blending its historical roots with a thriving arts and culture scene.



*Love where you live!*