



| 1 - 466 Chesterfield Ave |                       |               |                  |
|--------------------------|-----------------------|---------------|------------------|
| Zone                     | <b>Zone 3- Duncan</b> | Status        | <b>Active</b>    |
| Sub Area                 | <b>Z3 Duncan</b>      | Title         | <b>Freehold</b>  |
| City                     | <b>Duncan</b>         | Strata Fee    |                  |
| Type                     | <b>Single Family</b>  | Possession    | <b>TBA</b>       |
| Bldg Char                | <b>Rancher</b>        | Current Price | <b>\$223,900</b> |
| Taxes                    | <b>\$1,541 2006</b>   | Sale Price    |                  |
| MLS#                     | <b>239266</b>         | Sale Date     |                  |
| Zoning                   | <b>Single Family</b>  |               |                  |
| Z. Type                  | <b>R1</b>             |               |                  |

| Interior                                 |                  | Style        |                           |                   | Features         |  |               |
|--|------------------|--------------|---------------------------|-------------------|------------------|--|---------------|
| Age                                      | <b>OT</b>        | Exterior     | <b>Stucco</b>             |                   | Flooring         | <b>Mixed</b>   |               |
| Bedrooms                                 | <b>2</b>         | Roof         | <b>Fiberglass Shingle</b> |                   | Insulation       | <b>Walls-Un Ceil-Yes</b>                                       |               |
| Bathrooms                                | <b>1</b>         | Construction | <b>Frame</b>              |                   | Fuel             | <b>Natural Gas</b>   |               |
| Ensuite                                  |                  | Foundation   | <b>Yes</b>                |                   | Heating          | <b>Forced Air</b>  |               |
| # Fireplaces                             | <b>1</b>         | Basement     | <b>Crawl</b>              |                   | Water            | <b>Municipal</b>   |               |
| Fireplace Type                           | <b>Woodstove</b> | Bsmt Devel   |                           |                   | Sewer            | <b>Connected</b>   |               |
| Rooms (Fin. Sqft.: 908 Total Sqft.: 908) |                  |              |                           | Exterior Features |                  |  |               |
| <b>Level</b>                             | <b>Down</b>      | <b>Main</b>  | <b>Up</b>                 | <b>Other</b>      | Width (Ft)       | Lot Area (Acres)   | <b>0.14</b>   |
| Entrance                                 |                  |              |                           |                   | Depth (Ft)       | Lot Area (Sqft)  | <b>5,897</b>  |
| Living                                   |                  | <b>11X15</b> |                           |                   | Parking          | Lot Size   | <b>5897</b>   |
| Dining                                   |                  | <b>9X7</b>   |                           |                   |                  |  | <b>sq.ft.</b> |
| Kitchen                                  |                  | <b>11X12</b> |                           |                   | Elementary       | <b>ALEXANDER</b>   |               |
| Mast BR                                  |                  | <b>11X9</b>  |                           |                   | Middle           | <b>QUAMICHAN</b>   |               |
| Bathroom                                 |                  | <b>4PC</b>   |                           |                   | Secondary        | <b>COWICHAN</b>  |               |
| Bedroom                                  |                  | <b>11X8</b>  |                           |                   | Amenities        | <b>Wkshop-Detached, RV</b>                                     |               |
| Laundry/Uti                              |                  | <b>7</b>     |                           |                   |                  | <b>Parking</b>   |               |
|  |                  |              |                           |                   | Site Influences  | <b>Low Maint Yard, Curb &amp; Gutter, Sidewalk, Landscaped</b> |               |
|  |                  |              |                           |                   | Chattels         |  |               |
|  |                  |              |                           |                   | Legal & Mortgage |  |               |
|  |                  |              |                           |                   | Legal            | <b>LT 1 SEC 17 RGE 7 LD 45 PL</b>                              |               |
|  |                  |              |                           |                   |                  | <b>VIS 5552</b>  |               |
|  |                  |              |                           |                   | PID #            | <b>025958950</b>   |               |
|  |                  |              |                           |                   | Tax Roll #       |  |               |
|  |                  |              |                           |                   | Restrictions     |  |               |
|  |                  |              |                           |                   | Mortgage         | <b>Must be Paid Off</b>  |               |
| Total SqFt                               |                  | <b>908</b>   |                           |                   |                  |  |               |

Cute rancher, walking distance to; town, Chesterfield Sports Complex, Malaspina College, shopping, community centre etc. Many updates including new fibreglass shingle roof, new wiring, new natural gas furnace and hot water tank, new interior flooring, paint & new bathroom fixtures. Bonus; extra large detached shop. 5897 sqft lot with fruit trees. No GST. Strata Lot 1 of 3 lot strata development, no strata fees just 1/3 share of liability insurance \$183.33 per year. A super investment.  
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

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