1051 Vista Ave

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Type	**Single Family**	Possession	**TBA**
Bldg Char	**M Lev Ent w/Bsmt**	Current Price	**$337,900**
Taxes	**$2,171 2007**	Sale Price	
MLS#	**247007**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R1**		
Year Built			

Interior

Age	**UN**
Bedrooms	**2**
Bathrooms	**1**
Ensuite	
# Fireplaces	
Fireplace Type	**Wood, Woodstove**

Style

Exterior	**Stucco**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Full**
Bsmt Devel	**Partly Finished**

Features

Flooring	**Mixed, Wood**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Oil**
Heating	**Forced Air**
Water	**Municipal**
Sewer	**Connected**

Complex Information

Floors In Bldg	Levels Per Unit	Units In Bldg
Air Conditioning	Units in Complex	Display Suite #
Laundry		
Fee Incl		
Shared Amenities		
Outdoor Area		

Rooms (Fin. Sqft.: Total Sqft.: 1,638)

Level	Down	Main	Up	Other
Entrance				
Living		**13X19**		
Dining		**14X7**		
Kitchen		**13X12**		
Mast BR		**11X11**		
Bathroom		**4PC**		
Bedroom		**11X10**		
Laundry/Uti		**6X6**		
Family Room	**20X12**			
Other	**18X13**			
Total SqFt	**510**	**1,128**		

Exterior Features

Width (Ft)	**66**	Lot Area (Acres)	**0.18**
Depth (Ft)	**117**	Lot Area (Sqft)	**7,722**
Parking	**Garage - Double**	Lot Size	**7722 sq.ft.**
Elementary	**DUNCAN**		
Middle	**QUAMICHA**		
Secondary	**COWICHAN**		
Amenities	**Wkshop-Detached, Thermal Windows, RV Parking, Main Level Entry, Hot Tub, Sprinkler System, Fully Fenced**		
Site Influences	**Private Setting, View - Lake, View - Mountain, Quiet Area, No Thru Road, Landscaped, Level Lot, Natural Gas to Lot**		
Chattels			

Legal & Mortgage

Legal	**LT A SEC 19 RGE 6 QUAMICHAN DIST PL 22876**
PID #	**003177076**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Rare prime location, updated rancher with part basement on popular Vista Ave. Quiet no thru road. Gorgeous views over Somenos Lake. Close to all amenities, downtown and the Cowichan Hospital. 1628 sqft, 2 bedrooms, rec room, refinished hardwood floors, cove ceilings, approved fireplace wood insert, custom hardwood kitchen, new vinyl thermo windows, new 30 year fiberglass shingle roof, new gutters, new paint. Updated bathroom. Separate double garage, separate workshop. Beautiful fenced yard featuring new large covered rear deck, sprinkler system, and hot tub. Very well priced. No GST.

Listed By: Sutton Group-Resource Realty

This listing information is provided by
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