1156 Maple Bay Road

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Sub/Complex		Possession	**TBA**
Type	**Single Family**	Current Price	**$339,900**
Bldg Char	**2 Storey-Main Lev Ent**	Sale Price	
Taxes	**$2,480 2009**	Sale Date	
MLS®	**298797**		
Zoning	**Single Family**		
Z. Type	**R1**		
Year Built	**1968**		

Interior

Age	**42**
Bedrooms	**4**
Bathrooms	**3**
Ensuite	**1**
# Fireplaces	**2**
Fireplace Type	**Wood, Pellet**

Style

Exterior	**Wood**
Roof	**Asphalt Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Full**
Bsmt Devel	**Partly Finished**

Features

Flooring	**Mixed**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Oil**
Heating	**Forced Air**
Water	**Municipal**
Sewer	**Septic - Yes**

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		

Dimensions (Fin. Sqft.: 2,053 Total Sqft.: 2,304)

Levels	Down	Main	Up	Other
Total SqFt	**1,152**	**1,152**		
Living Room		**18'4X13'6**		
Dining Room		**12'10X10'4**		
Kitchen		**12X10'9**		
Master Bedroom		**12'4X13'6**		
Bedroom	**13'6X11'6**	**10X9**		
Bedroom		**13'6X10**		
Entrance	**12X8**			
Rec Room	**23X18**			
Storage	**20'8X10'8**			
Bathroom	**3PC**	**4PC**		
Ensuite		**2PC**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.56**
Depth (Ft)	Lot Area (Sqft)	**24,394**
Lot Size	**24394 sq.ft.**	
Parking	**Carport - Single, Open**	
Elementary	**MAPLE BAY**	
Middle	**QUAMICHAN**	
Secondary	**COWICHAN**	
Amenities	**RV Parking, Main Level Entry**	
Site Influences	**View - Mountain, Treed Lot, Recreation Nearby, Landscaped, Road - Paved, Pets Allowed**	
Chattels		

Legal & Mortgage

Legal	**LT 9 SEC 7 RGE 4 COMIAKEN PL 25591**
PID #	**001977628**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

MAPLE BAY, minutes to the Beach, Rowing Club, Marinas, Recreation, 10 minutes to Downtown Duncan and all its amenities; Sunday farmer's market, library, shopping, community centre, new pool, Vancouver Island University, etc. On Public Transit, 1968 home, large 0.56 acre lot, house is 2304 sq ft total, 1152 on main & 1152 down in daylight basement. Main floor includes living room with pellet stove, kitchen, dining with new deck off, 3 bedrooms, 2 bathrooms. Down includes: Entrance, 1 bedroom, 3 piece bath, rec room with woodstove & furnace/storage room with its own outside entrance to the carport (in-law suite potential). Oil forced air furnace. Great opportunity & potential with some updating. Well priced for popular Maple Bay. Listed By: Sutton Group-West Coast Realty

This listing information is provided by
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