1346 Bonner Cres

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Cowichan Cobble Hill**	Title	**Freehold**
City	**Cobble Hill**	Strata Fee	
Sub/Complex		Possession	**TBA**
Type	**Single Family**	Current Price	**$399,900**
Bldg Char	**Rancher**	Sale Price	
Taxes	**2008**	Sale Date	
MLS#	**275557**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2009**		

Interior

Age	**0**
Bedrooms	**3**
Bathrooms	**2**
Ensuite	**1**
# Fireplaces	
Fireplace Type	**Natural Gas**

Style

Exterior	**Hardi Plank**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Crawl**
Bsmt Devel	

Features

Flooring	**Wall to Wall Carpet, Ceramic Tile, Wood**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Electric**
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.: 1,500 Total Sqft.: 1,500)

Level	Down	Main	Up	Other
Entrance				
Living		**20X13**		
Dining		**11X9**		
Kitchen		**11X10'6**		
Mast BR		**15'6X12'10**		
Bathroom		**4PC**		
Bedroom		**11X11'4**		
Bedroom		**13'6X11**		
Laundry/Uti		**11X6**		
Garage		**20'4X20**		
Ensuite		**4PC**		

Total SqFt	**1,500**

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.23**
Depth (Ft)	Lot Area (Sqft)	**10,019**
Lot Size	**10019 sq.ft.**	
Parking	**Garage - Double**	
Elementary	**ECOLE MILL BAY**	
Middle	**BONNER**	
Secondary	**KELSEY**	
Amenities	**Wheelchair Access, Thermal Windows, RV Parking, Main Level Entry, Sprinkler System**	
Site Influences	**Golf Course Nearby, View - Mountain, Recreation Nearby, Quiet Area, Landscaped, Underground Services, Pets Allowed**	
Chattels		

Legal & Mortgage

Legal	**LT 5 SEC 12 RGE 6 PLAN VIP 84630 LD 53 SHAWNIGAN DIST**
PID #	**027426327**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

New Rancher in popular Twin Cedars, Cobble Hill Village. Professionally designed and built. 1500 square feet, 3 bedrooms, 2 bathrooms plus a large Double Garage. Hardwood Floors and Cabinets. Open concept Great Room with Gas Fireplace. Spacious Master bedroom with full ensuite and walk in closet. 2/5/10 New Home Warranty. Gas barbeque connection on the large, private rear patio. Fully landscaped with lawn, sprinkler system and beautiful rock walls. 30 year fiberglass shingle roof. Low E thermo windows. Hardi Plank exterior siding. Quality Craftsmanship and Finishing by First Class- CEM Contracting. $399,900 + GST. Outstanding Value. Listed By: Sutton Group-West Coast Realty

This listing information is provided by
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www.clementrealestate.com
Sutton Group-West Coast Realty
2610 Beverly Street, Duncan BC www.sutton.com

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