1810 Deborah Drive

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Type	**Single Family**	Possession	**TBA**
Bldg Char	**Rancher**	Current Price	**$299,900**
Taxes	**$2,114 2007**	Sale Price	
MLS#	**242776**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R2**		
Year Built	**1978**		

Interior

Age	**29**
Bedrooms	**3**
Bathrooms	**2**
Ensuite	**1**
# Fireplaces	**1**
Fireplace Type	**Woodstove**

Style

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

Features

Flooring	**Mixed**
Insulation	**Walls-Yes Ceil-Yes**
Fuel	**Electric**
Heating	**Baseboard**
Water	**Municipal**
Sewer	**Connected**

Rooms (Fin. Sqft.: 1,340 Total Sqft.: 1,340)

Level	Down	Main	Up	Other
Entrance				
Living		**18X15'6**		
Dining		**10'8X9'8**		
Kitchen		**13'5X11**		
Mast BR		**13'6X11**		
Bathroom		**4PC**		
Ensuite		**2PC**		
Bedroom		**10'5X8'3**		
Bedroom		**11X10'4**		
Laundry/Uti		**10'2X6'4**		
Total SqFt		**1,340**		

Exterior Features

Width (Ft)		Lot Area (Acres)	**0.19**
Depth (Ft)		Lot Area (Sqft)	**8,250**
Parking	**Garage - Single**	Lot Size	**8250 sq.ft.**
Elementary	**MAPLE BAY**		
Middle	**QUAMICHAN**		
Secondary	**COWICHAN**		
Amenities	**Wheelchair Access, Garden Area, Thermal Windows, Main Level Entry, Fully Fenced**		
Site Influences	**View - Mountain, Southern Exp, No Thru Road, Landscaped**		
Chattels			

Legal & Mortgage

Legal	**LT 28 SEC 18 RGE 1 LD 16 PL 28642**
PID #	**001748921**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Updated rancher in popular Harmony Estates, minutes from town off Maple Bay Road. 1340 sqft finished plus a large single garage. 3 bedrooms, 2 bathrooms, New vinyl Thermopane Windows, New Laminate Floors, New Roof, new brick work, new concrete front entrance, deck with grape arbour. and firepit. Level lot with south exposure, fully fenced backyard. Spacious kitchen with eating area. Lots of storage, wood shed plus full crawlspace. Very quiet area, situated on a dead end road with no thru traffic. Very good value!
Listed By: Sutton Group-Resource Rlty Du

This listing information is provided by
Grant Clement 748-5000
www.clementrealestate.com
Sutton Group-Resource Rlty Du 2610 Beverly Street, Duncan BC

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.

Website Designed by Indemand Sales & Solutions located in Duncan BC. www.indemand.net