



| 1819 Falcon Cres |                                |               |                  |
|------------------|--------------------------------|---------------|------------------|
| Zone             | <b>Zone 3- Duncan</b>          | Status        | <b>Active</b>    |
| Sub Area         | <b>Z3 Cowichan Cobble Hill</b> | Title         | <b>Freehold</b>  |
| City             | <b>Cowichan Bay</b>            | Strata Fee    |                  |
| Type             | <b>Single Family</b>           | Possession    | <b>TBA</b>       |
| Bldg Char        | <b>Rancher</b>                 | Current Price | <b>\$359,900</b> |
| Taxes            | <b>2007</b>                    | Sale Price    |                  |
| MLS#             | <b>246766</b>                  | Sale Date     |                  |
| Zoning           | <b>Single Family</b>           |               |                  |
| Z. Type          | <b>R3</b>                      |               |                  |
| Year Built       | <b>2007</b>                    |               |                  |

| Interior       |                    | Style        |                           | Features   |                           |
|----------------|--------------------|--------------|---------------------------|------------|---------------------------|
| Age            | <b>0</b>           | Exterior     | <b>Hardi Plank</b>        | Flooring   | <b>Mixed, Wood</b>        |
| Bedrooms       | <b>3</b>           | Roof         | <b>Fiberglass Shingle</b> | Insulation | <b>Walls:Yes Ceil:Yes</b> |
| Bathrooms      | <b>2</b>           | Construction | <b>Frame</b>              | Fuel       | <b>Electric</b>           |
| Ensuite        | <b>1</b>           | Foundation   | <b>Yes</b>                | Heating    | <b>Forced Air</b>         |
| # Fireplaces   |                    | Basement     | <b>Crawl</b>              | Water      | <b>Municipal</b>          |
| Fireplace Type | <b>Natural Gas</b> | Bsmt Devel   |                           | Sewer      | <b>Connected</b>          |

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

| Rooms (Fin. Sqft.: 1,460 Total Sqft.: 1,460) |             |                  |           |              | 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>6,260</b>       |
| Living                                       |             | <b>19'7X14</b>   |           |              | Parking                     | Lot Size  | <b>6260 sq.ft.</b> |
| Dining                                       |             | <b>16'6X10</b>   |           |              | Elementary                  |   |                    |
| Kitchen                                      |             | <b>13X9</b>      |           |              | <b>BENCH</b>                |   |                    |
| Mast BR                                      |             | <b>14'7X13'8</b> |           |              | Middle                      |   |                    |
| Bathroom                                     |             | <b>4PC</b>       |           |              | Secondary                   |   |                    |
| Bedroom                                      |             | <b>10'7X11'7</b> |           |              | Amenities                   | <b>Wheelchair Access, Thermal Windows, R/I Vacuum, Main Level Entry</b>   |                    |
| Bedroom                                      |             | <b>11'3X10'6</b> |           |              | Site Influences             | <b>Golf Course Nearby, View - Mountain, Southern Exp, Shopping Nearby, Curb &amp; Gutter, Recreation Nearby, Level Lot, Underground Services, Marina Nearby</b> |                    |
| Laundry/Ut                                   |             | <b>9X7'6</b>     |           |              | Chattels                    |   |                    |
| Garage                                       |             | <b>20X20</b>     |           |              |                             |   |                    |
| Ensuite                                      |             | <b>4PC</b>       |           |              |                             |   |                    |
| Total SqFt                                   |             |                  |           |              | <b>1,460</b>                |   |                    |
|  |             |                  |           |              | <b>Legal &amp; Mortgage</b> |   |                    |
|  |             |                  |           |              | Legal                       | <b>LT 66 SEC 5 RGE 4 COWICHAN DIST PL VIP 81580</b>   |                    |
|  |             |                  |           |              | PID #                       | <b>026784017</b>  |                    |
|  |             |                  |           |              | Tax Roll #                  |   |                    |
|  |             |                  |           |              | Restrictions                |   |                    |
|  |             |                  |           |              | Mortgage                    | <b>Must be Paid Off</b>   |                    |

Spacious new rancher. Professionally built and designed. Under construction in popular Cowichan Bay Heights off Wilmot road. Completion Jan/Feb. 2008. 1460 square feet finished plus a double garage. 3 bedrooms, 2 bathrooms. Master bedroom includes full ensuite and walk in closet. Great room features hardwood floors and gas fireplace, maple kitchen cabinets, tile entrance foyer, south exposure back yard. Level, sunny lot. Energy efficient electric forced air furnace heat pump ready. 30 year fiberglass shingle roof. Hardi-plank siding. 10 year new home warranty. Close to marinas, golf, shopping, vineyards, park with tennis courts etc. A great lifestyle at a reasonable price. Quality by Chris Clement Construction.

Listed By: Sutton Group-Resource Realty



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