1862 Falcon Cres

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Cowichan Cobble Hill**	Title	**Freehold**
City	**Cowichan Bay**	Strata Fee	
Sub/Complex	**Cowichan Bay Heights**	Possession	**TBA**
Type	**Single Family**	Current Price	**$479,900**
Bldg Char	**2 Storey-Main Lev Ent**	Sale Price	
Taxes	**$2,962 2009**	Sale Date	
MLS®	**293249**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2008**		

Interior

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

Style

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

Features

Flooring	**Mixed, Wood**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Electric**
Heating	**Heat Pump**
Water	**Municipal**
Sewer	**Connected**

Complex Information

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

Dimensions (Fin. Sqft.: 2,308 Total Sqft.: 2,308)

Levels	Down	Main	Up	Other
Total SqFt		**1,425**	**883**	
Living Room		**16'6X15'6**		
Dining Room		**13'6X11**		
Kitchen		**14'3X10**		
Den		**11X10'2**		
Master Bedroom		**13X13'1**		
Entrance		**9'4X6**		
Laundry/Uti		**9'2X6'6**		
Garage		**21X21**		
Family Room			**16'6X15'3**	
Bedroom			**13X10'2**	
Bedroom			**12X10'7**	
Rec Room			**15'6X12**	
Bathroom		**2PC**	**4PC**	
Ensuite		**4PC**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.15**
Depth (Ft)	Lot Area (Sqft)	**6,499**
Lot Size	**6499 sq.ft.**	
Parking	**Garage - Double**	
Elementary	**BENCH**	
Middle	**BONNER**	
Secondary	**KELSEY**	
Amenities	**Wheelchair Access, Thermal Windows, Main Level Entry, Sprinkler System, Fully Fenced**	
Site Influences	**Golf Course Nearby, View - Mountain, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation Nearby, Landscaped, Level Lot, Underground Services, Pets Allowed**	
Chattels	**NOT INCL: BACK YARD PLAY CENTRE. INCL: BACK YARD SHED (WIRED & HAS WATER)**	

Legal & Mortgage

Legal	**LT 15 SEC 5 RGE 4 COWICHAN DIST PL VIP 81580**
PID #	**026783509**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Beautiful, Spacious 2 year old home in popular Cowichan Bay Heights. A Special Home built by Professional Opus Fine Homes Ltd. 2308 sq.ft finished + a large double garage. Grand Entrance Hall. 3 or 4 bedrooms, 3 bathrooms, den, family room, bonus room. Master bedroom on main with luxurious ensuite. Hardwood floors, Gorgeous Custom kitchen cabinets with Granite Counters. Gas Fireplace. Close to schools, shopping, marinas, golf, park with tennis courts, vineyard, etc. Energy efficient with heat pump & Low E thermal windows. Hardiplank siding. 30 year fiberglass shingle roof. Landscaped, sprinkler system, fenced. Balance of 2/5/10 new home warranty. Bonus: NO GST. A fantastic home to enjoy your Cowichan lifestyle. 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
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