## 1866 Falcon Cres

| | | | |
|---|---|---|---|
| Zone | **Zone 3- Duncan** | Status | **Active** |
| Sub Area | **Z3 Cowichan Cobble Hill** | Title | **Freehold** |
| City | **Cowichan Bay** | Strata Fee | |
| Type | **Single Family** | Possession | **TBA** |
| Bldg Char | **2 Storey-Main Lev Ent** | Current Price | **$454,900** |
| Taxes | **2007** | Sale Price | |
| MLS# | **250120** | Sale Date | |
| Zoning | **Single Family** | | |
| Z. Type | **R3** | | |
| Year Built | **2008** | | |

### Interior

| | |
|---|---|
| Age | |
| Bedrooms | **3** |
| Bathrooms | **3** |
| Ensuite | **1** |
| # Fireplaces | **1** |
| 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 | | |
| Fee Incl | | |
| Shared Amenities | | |
| Outdoor Area | | |

### Rooms (Fin. Sqft.: 2,083 Total Sqft.: 2,083)

| Level | Down | Main | Up | Other |
|---|---|---|---|---|
| Entrance | | **18X6** | | |
| Living | | **16'6X15'6** | | |
| Dining | | **11X13'6** | | |
| Kitchen | | **14'3X10** | | |
| Mast BR | | **13X13** | | |
| Bathroom | | **2PC** | **4PC** | |
| Den | | **10'2X11** | | |
| Laundry/Uti | | **9'2X6'6** | | |
| Bedroom | | | **12'10X10'2** | |
| Bedroom | | | **11'9X10'8** | |
| Family Room | | | **15'6X13** | |
| Ensuite | | **4PC** | | |
| Total SqFt | | **1,425** | **658** | |

### Exterior Features

| | | |
|---|---|---|
| Width (Ft) | Lot Area (Acres) | **0.15** |
| Depth (Ft) | Lot Area (Sqft) | **6,512** |
| Lot Size | **6512 sq.ft.** | |
| Parking | **Garage - Double** | |
| Elementary | **BENCH** | |
| Middle | **BONNER** | |
| Secondary | **KELSEY** | |
| Amenities | **Thermal Windows, R/I Vacuum, Main Level Entry** | |
| Site Influences | **Golf Course Nearby, View - Mountain, Shopping Nearby, Curb & Gutter, Recreation Nearby, Level Lot, Underground Services, Marina Nearby** | |
| Chattels | | |

### Legal & Mortgage

| | |
|---|---|
| Legal | **LT 16 SEC 5 RGE 4 COWICHAN DIST PLAN VIP 81580** |
| PID # | **026783517** |
| Tax Roll # | |
| Restrictions | |
| Mortgage | **Must be Paid Off** |

**Outstanding new home in Cowichan Bay Heights off Wilmot Road. Completion March 2008. Very Energy Efficient with Heat Pump and Low E Thermopane Windows. 2083 sq.ft., 3 or 4 bedrooms, den, family room. Main level living with the master bedroom, luxurious ensuite and walk-in closet on the ground floor along with the den (4th bedroom), Great Room with Hardwood Floors and gas fireplace, kitchen with Maple Cabinets, eating bar and pantry. Upstairs are 2 more bedrooms and a spectacular bonus loft overlooking the great room. Hardi-plank siding, 30 year fiberglass shingle roof, 10 year New Home Warranty. Close to marinas, golf, shopping, vineyards, schools, park with tennis courts etc. Extra fine craftsmanship and finishing by well respected Opus Fine Homes. A very special home. 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 www.sutton.com



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