



1874 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>\$439,900</b>
Taxes	<b>2007</b>	Sale Price	
MLS#	<b>246764</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>2</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>Heat Pump</b>
# Fireplaces	<b>1</b>	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	Units In Bldg
Air Conditioning	Units in Complex	Display Suite #
Laundry		
Fee Incl		
Shared Amenities		
Outdoor Area		

Rooms (Fin. Sqft.: 2,004 Total Sqft.: 2,004)					Exterior Features			
<b>Level</b>	<b>Down</b>	<b>Main</b>	<b>Up</b>	<b>Other</b>	Width (Ft)	Lot Area (Acres)	<b>0.23</b>	
Entrance					Depth (Ft)	Lot Area (Sqft)	<b>10,215</b>	
Living		<b>22'8X19'6</b>			Parking	Lot Size	<b>10215</b>	<b>sq.ft.</b>
Dining		<b>12X12</b>			<b>Garage - Double, Additional Parking</b> Elementary <b>BENCH</b> Middle <b>BONNER</b> Secondary <b>KELSEY</b> Amenities <b>Wheelchair Access, Thermal Windows, R/I Vacuum, RV Parking, Main Level Entry</b> Site Influences <b>Golf Course Nearby, View - Mountain, Southern Exp, Curb &amp; Gutter, Recreation Nearby, Level Lot, Underground Services, Marina Nearby</b>			
Kitchen		<b>12X16</b>						
Mast BR		<b>14'6X14</b>						
Bathroom		<b>3PC</b>						
Bedroom		<b>11X10</b>						
Den		<b>10'6X10</b>						
Laundry/Uti		<b>9'4X9'2</b>						
Family Room			<b>22X12</b>					
Ensuite		<b>4PC</b>			Chattels			
Total SqFt		<b>1,740</b>	<b>264</b>		<b>Legal &amp; Mortgage</b>			
					Legal	<b>LT 18 SEC 5 RGE 4 COWICHAN DISTRICT PL VIP 81580</b>		
					PID #	<b>026783533</b>		
					Tax Roll #			
					Restrictions			
					Mortgage	<b>Must be Paid Off</b>		

Deluxe, spacious rancher with bonus room above the large double garage, completion February 2008. RV parking. Energy efficient heat pump. 9' and vaulted ceilings. Located in popular Cowichan Bay Heights off Wilmot Rd. 2004 square feet including 2 or 3 bedrooms, den, spectacular entry, great room with hardwood floors and gas fireplace. Custom kitchen with maple cabinets, island and pantry. Luxurious ensuite in the master bedroom with walk-in-closet. Covered front porch, hardi-plank siding. Large 10,215 square foot lot. New home warranty. Well priced at \$439,900 + GST. Extra fine craftsmanship by Opus Fine Homes LTD. This is a special home.  
Listed By: Sutton Group-Resource Realty



This listing information is provided by  
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