

	1913 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	\$409,900
	Taxes	\$1,055 2007	Sale Price	
	MLS#	260852	Sale Date	
	Zoning	Single Family		
	Z. Type	R3		
Year Built	2007			

Interior		Style		Features	
Age	1	Exterior	Hardi Plank	Flooring	Wall to Wall Carpet, Ceramic Tile, Laminate
Bedrooms	3	Roof	Fiberglass Shingle	Insulation	Walls:Yes Ceil:Yes
Bathrooms	3	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Baseboard
# Fireplaces		Basement	Crawl	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel		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.: 1,650 Total Sqft.: 1,650)					Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.15
Entrance		10'8X8'6			Depth (Ft)	Lot Area (Sqft)	6,419
Living		18X14			Lot Size	6419 sq.ft.	
Dining		12'6X10			Parking	Garage - Double	
Kitchen		14X12'6			Elementary	BENCH	
Mast BR			14X14		Middle	BONNER	
Bathroom		2PC	4PC		Secondary	KELSEY	
Bedroom			10X9'4		Amenities	Thermal Windows, R/I Vacuum, Main Level Entry, Fully Fenced	
Bedroom			10X10'2		Site Influences	Golf Course Nearby, Southern Exp, Curb & Gutter, Recreation Nearby, Landscaped, Level Lot, Underground Services, Marina Nearby	
Laundry/Uti	9X8'8				Chattels	INCL: STV/FR/DW.	
Garage		20X20			Legal & Mortgage		
Ensuite			4PC		Legal	LT 57 SEC 5 RG3 4 COWICHAN DISTRICT PL VIP 81580	
					PID #	026783924	
					Tax Roll #		
					Restrictions		
					Mortgage	Must be Paid Off	
Total SqFt	819	831					

Deluxe 2 storey home in popular Cowichan Bay Heights off Wilmot Road. Vacant, Immediate Occupancy available. Built in 2007. Bonus no GST. 1650 sqft finished + a large double garage, 3 bedrooms, 3 bathrooms. Master bedroom features a luxurious, huge walk in closet and full ensuite, 9 ft ceilings in the great room with gas fireplace, custom maple kitchen cabinets with island and pantry, beautiful entry. Landscaped, sunny, south exposure, level lot with fenced rear yard. Close to marina, golf, park with tennis court, shopping elementary school, vineyards, etc. 30 year fiberglass shingle roof, hardiplank siding, 2/5/10 new home warranty. Very well priced, includes GST. 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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