1933 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	**$424,900**
Taxes		Sale Price	
MLS#	**250283**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2007**		

Interior

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

Style

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

Features

Flooring	**Mixed**
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.: Total Sqft.: 2,218)

Level	Down	Main	Up	Other
Entrance				
Living		**13'10X18'4**		
Dining		**11X16**		
Kitchen		**11X16**		
Mast BR		**13'2X16'9**		
Bathroom		**2PC**	**4PC**	
Den		**11X13**		
Laundry/Uti		**8'4X6**		
Bedroom			**14'4X10'7**	
Bedroom			**14'8X11'8**	
Family Room			**12'2X10**	
Ensuite		**4PC**		
Total SqFt		**1,588**	**630**	

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.16**
Depth (Ft)	Lot Area (Sqft)	**7,159**
Lot Size	**7159 sq.ft.**	
Parking	**Garage - Double**	
Elementary	**BENCH**	
Middle	**BONNER**	
Secondary	**KELSEY**	
Amenities	**Wheelchair Access, Thermal Windows, R/I Vacuum, Jetted Bathtub, Main Level Entry**	
Site Influences	**Golf Course Nearby, View - Mountain, Southern Exp, Curb & Gutter, Level Lot, Underground Services, Marina Nearby**	
Chattels		

Legal & Mortgage

Legal	**LT 53 SEC 5 RGE 4 COWICHAN PL VIP 81580**
PID #	**026783886**
Tax Roll #	
Restrictions	**Build. Scheme**
Mortgage	**Must be Paid Off**

Stylish, spacious new home in popular Cowichan Bay Heights off Wilmot Road. Now Complete, ready for immediate occupancy. Energy Efficient Heat Pump heats and air-conditions, Hardwood & Tile floors, Maple Cabinets, Hardi-Plank siding, 9' ceilings. 2218 sqft finished plus a double garage. Main level living with master bedroom, luxurious ensuite, walk-in closet on the ground floor along with the soaring 2 storey high Great Room, den, kitchen & dining. Upstairs are 2 large bedrooms plus Bonus Loft/ Flex Room overlooking the Great Room. 30 year fiberglass shingle roof. Sunny, level lot. Close to marinas, golf, park with tennis courts, shopping, vineyards, etc. 2/5/10 New Home Warranty. Price is + GST. Outstanding value by Joga Developments Ltd. Listed By: Sutton Group-Resource Rlty Du

This listing information is provided by
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