1936 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	**$419,900**
Bldg Char	**2 Storey-Main Lev Ent**	Sale Price	
Taxes	**$2,707 2008**	Sale Date	
MLS#	**271416**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2007**		

Interior

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

Style

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

Features

Flooring	**Wall to Wall Carpet, Ceramic Tile, Laminate, Lino**
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.: 1,864 Total Sqft.: 1,864)

Level	Down	Main	Up	Other
Entrance				
Living		**16'4X16**		
Dining		**12'6X11'2**		
Kitchen		**16X11**		
Mast BR		**14X13'2**		
Bathroom		**2PC**	**4PC**	
Garage		**20X20**		
Family Room			**13'6X12'6**	
Bedroom			**13X10'6**	
Bedroom			**11X10'6**	
Ensuite		**4PC**		
Total SqFt		**1,142**	**722**	

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.12**
Depth (Ft)	Lot Area (Sqft)	**5,270**
Lot Size	**5270 sq.ft.**	
Parking	**Garage - Double**	
Elementary	**BENCH**	
Middle	**BONNER**	
Secondary	**KELSEY**	
Amenities	**Wheelchair Access, Built In Vacuum, RV Parking, Main Level Entry, Sprinkler System, Fully Fenced**	
Site Influences	**Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard, Curb & Gutter, Recreation Nearby, Quiet Area, Landscaped, Level Lot, Underground Services, Marina Nearby, Pets Allowed**	
Chattels		

Legal & Mortgage

Legal	**LT 30 SEC 5 RGE 4 COWICHAN PL VIP 81580**
PID #	**026783657**
Tax Roll #	
Restrictions	
Mortgage	**No Fin. Encumbrances**

Outstanding value, Bonus - No GST. Stylish design, spacious 1 year old home in popular Cowichan Bay Heights off Wilmot Rd. 1864 sq ft beautifully finished, 3 bedrooms, 3 bathrooms, family room, plus a double garage. Master bedroom on the main floor with full Ensuite and Walk-in closet. Upstairs are 2 more bedrooms, full bathroom plus a Spectacular Bonus Loft/Family Room overlooking the Great Room. Very Energy Efficient with Heat Pump and Low E Thermo Windows. Gas fireplace and barbecue connection. Fully landscaped with partial sprinkler system and rear yard fencing. 30 Year fiberglass shingle roof, hardi plank siding with stone accents. Level, sunny, south exposure lot bordering on ALR farmland. Close to marinas, golf, shopping, parks, tennis court, vineyards etc. 2/5/10 New Home Warranty. Very Well Priced for a home of this caliber. Listed By: Sutton Group-West Coast Realty

This listing information is provided by
Grant Clement (250) 748-5000
www.clementrealestate.com
Sutton Group-West Coast Realty
2610 Beverly Street, Duncan BC www.sutton.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Not intended to solicit properties already listed for sale.

Website Designed by Indemand Sales & Solutions located in Duncan BC. www.indemand.net