



1944 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	Rancher	Original Price	\$329,900
Taxes		Sale Price	
MLS#	231883	Sale Date	
Zoning	Single Family		
Z. Type	R3		

Interior		Style		Features	
Age	NEW	Exterior	Other	Flooring	Mixed
Bedrooms	2	Roof	Fiberglass Shingle	Insulation	Walls-Yes Ceil-Yes
Bathrooms	2	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Heat Pump
# Fireplaces	1	Basement	Crawl	Water	Municipal
Fireplace Type	Propane	Bsmt Devel		Sewer	Connected
Rooms (Fin. Sqft.: 1,236 Total Sqft.: 1,236)		Exterior Features			
Level	Down Main Up Other	Width (Ft)		Lot Area (Acres)	0.12
Entrance	6X5	Depth (Ft)		Lot Area (Sqft)	5,264
Living	14'3X13'1	Parking	Garage - Double	Lot Size	5,264 sq.ft.
Dining	14X9	Elementary	BENCH		
Kitchen	11X14	Middle	BONNER		
Mast BR	14X13	Secondary	KELSEY		
Bathroom	4PC	Amenities	Wheelchair Access, Thermal Windows, RV Parking, Main Level Entry		
Ensuite	3PC	Site Influences	Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby		
Bedroom	10X10'6	Chattels	INCL: microwave/hood fan		
Den	11X9		Legal & Mortgage		
Laundry/Utli	9'4X7'8		Legal	LT 31 SEC 5 RGE 4 COWICHAN DIST PL VIP 81580	
			PID #	026783665	
			Tax Roll #		
			Restrictions	Build. Scheme	
			Mortgage	Must be Paid Off	
Total SqFt	1,236				

Beautiful, deluxe new rancher in popular Cowichan Bay Heights. 1236 sq ft 3 bedrooms or 2+ den, 2 baths, double garage, RV parking. Features include energy efficient heat pump heats & air conditions, birch hardwood floors, gorgeous wood front door, stunning propane fireplace finished in natural slate with fir trim & mantel, 9 ft ceilings with tall windows for lots of light. Level, sunny lot backing onto scenic farm fields. Close to marinas, golfing, shopping, elementary school, parks, vineyards, etc. 10 year New Home Warranty. This is a first class home, very well priced, handcrafted by Coastal Dynamics Construction Ltd.
Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by
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www.clementrealestate.com
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