

	<b>The WILLOW 1960 Falcon Cres</b>			
	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	
	Sub/Complex	<b>Cowichan Bay Heights</b>	Possession	<b>TBA</b>
	Type	<b>Single Family</b>	Current Price	<b>\$419,900</b>
	Bldg Char	<b>2 Storey-Main Lev Ent</b>	Sale Price	
	Taxes	<b>\$1,005 2008</b>	Sale Date	
	MLS#	<b>278839</b>		
	Zoning	<b>Single Family</b>		
Z. Type	<b>R3</b>			
Year Built	<b>2009</b>			

Interior		Style		Features	
Age	<b>0</b>	Exterior	<b>Hardi Plank</b>	Flooring	<b>Mixed</b>
Bedrooms	<b>3</b>	Roof	<b>Fiberglass Shingle</b>	Insulation	<b>Walls:Yes Ceil:Yes</b>
Bathrooms	<b>3</b>	Construction	<b>Frame</b>	Fuel	<b>Electric</b>
Ensuite	<b>1</b>	Foundation	<b>Yes</b>	Heating	<b>Forced Air</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.: 2,005 Total Sqft.: 2,005)					Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.11
Entrance					Depth (Ft)	Lot Area (Sqft)	4,844
Living		<b>17X14</b>			Lot Size	<b>4844 sq.ft.</b>	
Dining		<b>11'4X10</b>			Parking	<b>Garage - Double</b>	
Kitchen		<b>13X9</b>			Elementary	<b>BENCH</b>	
Mast BR			<b>17X14</b>		Middle	<b>BONNER</b>	
Bathroom		<b>2PC</b>	<b>4PC</b>		Secondary	<b>KELSEY</b>	
Laundry/Uti		<b>10X9</b>			Amenities	<b>Thermal Windows, R/I Vacuum, Main Level Entry</b>	
Garage		<b>20X20'4</b>			Site Influences	<b>Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard, Curb &amp; Gutter, Recreation Nearby, Underground Services, Marina Nearby</b>	
Den			<b>13X8'4</b>		Chattels		
Bedroom			<b>14X10</b>		<b>Legal &amp; Mortgage</b>		
Bedroom			<b>14X10</b>		Legal	<b>LT 33 SEC 5 RGE 4 COWICHAN DIST PLAN VIP 81580</b>	
Ensuite			<b>4PC</b>		PID #	<b>026783681</b>	
					Tax Roll #		
					Restrictions	<b>Build. Scheme</b>	
					Mortgage	<b>Must be Paid Off</b>	
Total SqFt		<b>880</b>	<b>1,025</b>				

**The Willow, New 2 storey home in popular Cowichan Bay Heights off Wilmot Rd. Immediate Occupancy. Bonus Price Includes Net GST. Hardi Plank exterior. 2005 sq.ft plus a double garage. 3 bedrooms + computer loft, 3 bathrooms. Hardwood Floors and Cabinets The main level features 9' ceilings, 10' in the Great Room with Gas Fireplace. Beautiful spacious: entry foyer, staircase, and upper hall. Luxurious Master Bedroom with Stunning Ensuite, Jetted Tub and Separate Shower. Covered front porch. Energy Efficient with Heat Pump and Low E Thermo Windows. 30 Year Fiberglass Shingle Roof. Landscaping and Fencing Included. Sunny lot backing onto ALR Farmland. 2/5/10 New Home Warranty. A First Class Home by Artisan Properties " Building Dreams" Listed By: Sutton Group-West Coast Realty**



This listing information is provided by  
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