Lt 34 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	**TENANCY**
Bldg Char	**2 Storey-Main Lev Ent**	Current Price	**$439,900**
Taxes	**$1,001 2007**	Sale Price	
MLS#	**250640**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2008**		

Interior

Age	**0**
Bedrooms	**3**
Bathrooms	**3**
Ensuite	**1**
# Fireplaces	**1**
Fireplace Type	**Natural Gas**

Style

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

Features

Flooring	**Wall to Wall Carpet, Ceramic Tile, Wood**
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.: 2,000 Total Sqft.: 2,000)

Level	Down	Main	Up	Other
Entrance		**17X6**		
Living		**15X14**		
Dining		**13X11**		
Kitchen		**12X11'8**		
Mast BR			**15'3X13**	
Bathroom		**2PC**	**4PC**	
Den		**9'6X9**		
Laundry/Uti		**10X6**		
Bedroom			**13X12**	
Bedroom			**13X12**	
Other			**12'6X10**	
Ensuite			**4PC**	
Total SqFt		**925**	**1,075**	

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.11**
Depth (Ft)	Lot Area (Sqft)	**4,844**
Lot Size	**4844 sq.ft.**	
Parking	**Garage - Double**	
Elementary	**BENCH**	
Middle	**BONNER**	
Secondary	**KELSEY**	
Amenities	**Thermal Windows, R/I Vacuum, Main Level Entry**	
Site Influences	**Golf Course Nearby, View - Mountain, Southern Exp, Low Maint Yard, Shopping Nearby, Underground Services, Marina Nearby**	
Chattels		

Legal & Mortgage

Legal	**LT 34 SEC 5 RGE 4 COWICHAN PL VIP 81580**
PID #	**026783690**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Finely crafted new home under construction in popular Cowichan Bay Heights, off Wilmot Road, Very Energy Efficient with Heat Pump and Low E Thermopane windows. 2003 sq ft on 2 floors, 3 bedrooms, 3 bathrooms, den & bonus loft overlooking the spacious entry foyer. The main level includes the Great Room with Hardwood Floors and gas fireplace, Custom Kitchen with Maple Cabinets, den, dining room, powder room & laundry. Upstairs, are 3 large bedrooms, master with ensuite and walk-in closet and a spectacular bonus loft/flex room. Sunny South Exposure lot bordering on farmland. Hardi-plank exterior siding, 30 year fibreglass shingle roof. Close to shopping, golf, marinas, vineyards, park with tennis courts etc. 2/5/10 new home warranty. Beautifully finished. A very special home by Opus Fine Homes Ltd. 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

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