The Cotton 1968 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	**$399,900**
Bldg Char	**2 Storey-Main Lev Ent**	Sale Price	
Taxes	**$1,001 2007**	Sale Date	
MLS#	**267109**		
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	**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.: 1,755 Total Sqft.: 1,755)

Level	Down	Main	Up	Other
Entrance				
Living		**15X14**		
Dining		**15X9**		
Kitchen		**10'6X9'8**		
Mast BR		**14X12**		
Bathroom		**2PC**	**4PC**	
Family Room			**18X10'4**	
Bedroom			**12X10'6**	
Bedroom			**12X11**	
Garage		**19X19**		
Ensuite		**4PC**		
Total SqFt		**1,048**	**707**	

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	**Wheelchair Access, Thermal Windows, R/I Vacuum, Main Level Entry**	
Site Influences	**Golf Course Nearby, View - Mountain, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation Nearby, Underground Services, Marina Nearby**	
Chattels		

Legal & Mortgage

Legal	**LOT 35 SEC 5 RGE 4 COWICHAN DIST PLAN VIP 81530**
PID #	**026783703**
Tax Roll #	
Restrictions	**Build. Scheme**
Mortgage	**Must be Paid Off**

The Cotton, Professionally Built, Decorated and Designed new home just completed in popular Cowichan Bay Heights off Wilmot Rd.1755 sq ft beautifully finished plus a double garage,3 bedrooms,3 bathrooms. Main level living with the master bedroom, luxurious ensuite and walk in closet on the main floor along with the Great Room with Vaulted Ceilings, Hardwood Floors and gas fireplace, dining room and stylish kitchen with Maple Cabinets. Upstairs are 2 bedrooms, bathroom and Spectacular Bonus Loft. Very Energy Efficient with Low E Thermo Windows and Heat Pump.30 year fiberglass shingle roof. Hardi plank siding. Gas Barbeque Connection on the patio. Sunny lot backing onto ALR farmland. 2/5/10 New Home Warranty. Close to shopping, golf, marinas, vineyards, park with tennis courts etc. A first class home by Artisan Properties "Building Dreams" Bonus: Fencing and Landscaping included. Price is + GST. Listed By: Sutton Group-Resource Rlty Du

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

ARTISAN PROPERTIES
BUILDING DREAMS

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