

	<b>1976 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	
	Type	<b>Single Family</b>	Possession	<b>TBA</b>
	Bldg Char	<b>Grd Lev Ent-Main Up</b>	Current Price	<b>\$449,900</b>
	Taxes	<b>\$1,001 2007</b>	Sale Price	
	MLS#	<b>261024</b>	Sale Date	
	Zoning	<b>Single Family</b>		
	Z. Type	<b>R3</b>		
Year Built	<b>2008</b>			

Interior		Style		Features	
Age	<b>0</b>	Exterior	<b>Hardi Plank</b>	Flooring	<b>Wall to Wall Carpet, Ceramic Tile, Wood</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>Heat Pump</b>
# Fireplaces		Basement		Water	<b>Municipal</b>
Fireplace Type	<b>Natural Gas</b>	Bsmt Devel	<b>Fully Finished</b>	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.: 2,128 Total Sqft.: 2,128)					Exterior Features		
<b>Level</b>	<b>Down</b>	<b>Main</b>	<b>Up</b>	<b>Other</b>	Width (Ft)	Lot Area (Acres)	<b>0.11</b>
Entrance					Depth (Ft)	Lot Area (Sqft)	<b>4,844</b>
Living		<b>17X15</b>			Lot Size	<b>4844 sq.ft.</b>	
Dining		<b>13'6X10</b>			Parking	<b>Garage - Double</b>	
Kitchen		<b>16'6X10</b>			Elementary	<b>BENCH</b>	
Mast BR		<b>14'6X14</b>			Middle	<b>BONNER</b>	
Bathroom	<b>4PC</b>	<b>4PC</b>			Secondary	<b>KELSEY</b>	
Bedroom	<b>11X10</b>	<b>11X9'6</b>			Amenities	<b>Thermal Windows, R/I Vacuum, Main Level Entry</b>	
Den	<b>8'6X11</b>				Site Influences	<b>Golf Course Nearby, Southern Exp, Curb &amp; Gutter, Recreation Nearby, Level Lot, Underground Services, Marina Nearby</b>	
Laundry/Uti	<b>8'6X6</b>	<b>3'6X3</b>			Chattels		
Family Room	<b>16'6X11'6</b>				<b>Legal &amp; Mortgage</b>		
Other		<b>11X8</b>			Legal	<b>LT 37 SEC 5 RGE 4 COWICHAN DIST PL VIP 81580</b>	
Garage		<b>27X19'6</b>			PID #	<b>026783720</b>	
Ensuite		<b>5PC</b>			Tax Roll #		
Total SqFt	<b>824</b>	<b>1,304</b>			Restrictions		
					Mortgage	<b>Must be Paid Off</b>	

**Spacious, attractive, new home in popular Cowichan Bay Heights. Ocean & pastoral views. Professionally designed & built. 2128 sqft beautifully finished plus a large double garage with a bonus 11x8 Indoor Workshop. Very Energy Efficient with Heat Pump & Low E Thermo Windows. 3 to 5 bedrooms, den, family room, 3 full bathrooms. Great room with Hardwood Floors & gas fireplace. Custom Maple Kitchen. Luxurious large master bedroom with full ensuite includes shower & separate soaker tub & walk-in closet. 2 laundry areas, 1 up and 1 down. Suite potential. 2 covered decks to enjoy the great views. Sunny south exposure lot. Hardi-plank & stone exterior, 30 year fiber glass shingle roof. Roughed-in central vac. 2/5/10 New Home Warranty. Price is + GST! Outstanding value for a home of the caliber by first class Artisan Properties Ltd, building dreams. Listed By: Sutton Group-Resource Rlty Du**



This listing information is provided by  
**Grant Clement 748-5000**  
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