1998 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	**Grd Lev Ent-Main Up**	Current Price	**$419,900**
Taxes		Sale Price	
MLS#	**256173**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2007**		

Interior

Age	**1**
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	**Fully Finished**

Features

Flooring	**Mixed, Wood**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Electric**
Heating	**Heat Pump**
Water	**Municipal**
Sewer	**Connected**

Rooms (Fin. Sqft.: 2,166 Total Sqft.: 2,166)

Level	Down	Main	Up	Other
Entrance				
Living		**16X14**		
Dining		**14X10**		
Kitchen		**13X9**		
Mast BR		**14'6X14**		
Bathroom	**4PC**	**4PC**		
Bedroom	**11'6X10'4**	**11'6X11**		
Den	**10'6X8**			
Family Room	**26X14**			
Laundry/Uti	**8X7**			
Garage	**20'6X14'6**			
Ensuite		**4PC**		
Total SqFt	**924**	**1,242**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.13**
Depth (Ft)	Lot Area (Sqft)	**5,710**
Lot Size	**5710 sq.ft.**	
Parking	**Garage - Single**	
Elementary	**BENCH**	
Middle	**BONNER**	
Secondary	**KELSEY**	
Amenities	**Thermal Windows, Built In Vacuum**	
Site Influences	**Golf Course Nearby, View - Mountain, View - Ocean, Park setting, Shopping Nearby, Curb & Gutter, Recreation Nearby, Level Lot, Underground Services, Marina Nearby**	
Chattels		

Legal & Mortgage

Legal	**LT 41 SEC 5 RGE 4 COWICHAN DIST PL VIP 81580**
PID #	**026783762**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Beautifully crafted new home in popular Cowichan Bay Heights off Wilmot Road. Ocean & mountain views.Very Energy Efficient with Heat Pump and Low E Thermo Windows. Immediate occupancy, RV parking. 2166 sq ft finished plus a large garage. Custom timber framing on deck, rock work on front, fir front door & fir French doors to deck. Private back yard on a large maintained park with tennis courts. Main level living on the 2nd floor to take advantage of the views, 1242 sqft featuring great room with Birch Hardwood Floors & Pacific Energy furnace rated gas fireplace with remote. Custom Maple Cabinets. Large master bedroom with luxurious ensuite (granite vanity) & walk-in closet. Spacious 2nd bedroom. All vaulted & 9' ceilings. Fully finished 924 sqft ground level, den, tiled entry foyer, family room, 3rd bedroom, full bath &laundry. 2/5/10 New Home Warranty, Electrolux vacuum system. Price is + GST!. Quality craftsmanship by proven Hammer Time Construction. Very Well Priced.

This listing information is provided by
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