201 - 1713 Wilmot Road

Zone	**Zone 3- Duncan**	Status	**Active**
SubArea	**Z3 Cowichan Cobble Hill**	Possession	**TBA**
City	**Cowichan Bay**	Title	**Freehold, Strata**
Type	**Townhouse**		
Style		Current Price	**$589,900**
Complex	**The Landing**	Sale Price	
Taxes	**$2,873 2007**	Sale Date	
MLS#	**236570**		
Age	**1**		
Year Built	**2006**		

Interior		Style		Features	
Bedrooms	**2**	Construction	**Frame**	Fuel	**Natural Gas**
Bathrooms	**4**	Flooring	**Mixed**	Heating	**Forced Air**
Ensuite	**1**	# Fireplaces	**1**	Aircondition	**None**
Basement		Fireplace	**Natural Gas**	Sewer	**Connected**
Laundry	**In Unit**				

Display Suite #		Units Bldg	**12**
Strata Fee	**$150**	Units Project	**3**
Storeys		Strata Incl	**Management, Maintenance**
Levels of Suite	**3**	Strata Info	**Bylaws Avail, Fin Stmts Avail**

Rooms (Fin. Sqft.: 2,342 Total Sqft.: 2,342)

Level	Down	Main	Up	Other
Entrance				
Living		**21'6X16'6**		
Dining		**17'6X8**		
Kitchen		**13X10**		
Mast BR			**15'3X13'6**	
Bathroom	**3PC**	**2PC**	**3PC**	
Ensuite			**4PC**	
Family Room	**25X16'6**			
Den	**14'6X10**			
Laundry/Uti	**13'4X7**			
Garage		**19X19**		
Bedroom			**11X12**	
Total SqFt	**850**	**868**	**624**	

Additional Info

Parking Access	Parking Spaces **2**
Parking	**Garage - Double**
Outdoor Area	**Balconies & patios**
Elementary	**BENCH**
Middle	**BONNER**
Secondary	**KELSEY**
Amenities	**RI Vacuum**
Site Influences	**Golf Course Near, View - Ocean, Marina Nearby**
Chattels	**INCL; Stainless steel, dishwasher and microwave/hood fan**

Legal & Mortgage

Legal	**SL 4 SEC 6 RGE 4 LD 16 PL VIS 5961**
PID #	**026653844**
Tax Roll #	
Mortgage	**Must be Paid Off**

Spectacular ocean views from this stylish, luxurious and spacious 1 year old townhome in a discreet 12 unit complex. 2342 square feet finished plus a double garage. Features include incredible ocean and mountain views from all rooms, 2 decks and 1 patio, cherry hardwood floors, gas fireplace, marble island countertop in the stunning kitchen with maple cabinets, beautiful master bedroom with its own balcony, designer ensuite with seperate tub and shower, and walk in closet. 4 bathrooms, 2 bedrooms plus a den and family room. 2/5/10 new home warranty. Located in the heart of Cowichan Bay, a trendy oceanside village on South East Vancouver Island, 10 minutes from Duncan or Mill Bay, 35 minutes to Victoria. Close to marinas, golf, shopping, parks, vineyards etc. Irreplaceable!!

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

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