2329 Seine Road

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Sub/Complex		Possession	**IMMEDIATE**
Type	**Single Family**	Current Price	**$489,900**
Bldg Char	**M Lev Ent w/Bsmt**	Sale Price	
Taxes	**$2,891 2009**	Sale Date	
MLS®	**288577**		
Zoning	**Single Family**		
Z. Type	**R2**		
Year Built	**2009**		

Interior

Age	**1**
Bedrooms	**3**
Bathrooms	**3**
Ensuite	**2**
# Fireplaces	**1**
Fireplace Type	**Natural Gas**

Style

Exterior	**Stone, Hardi Plank**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Full**
Bsmt Devel	**Fully Finished**

Features

Flooring	**Mixed, 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		

Dimensions (Fin. Sqft.: 2,574 Total Sqft.: 2,574)

Levels	Down	Main	Up	Other
Total SqFt	**1,283**	**1,291**		
Living Room		**18X17'6**		
Dining Room		**12'9X11'6**		
Kitchen		**14'6X14**		
Entrance		**8'4X4'4**		
Den		**12X10**		
Master Bedroom		**14X12'9**		
Family Room	**17X15'7**			
Bedroom	**13X12**			
Bedroom	**13'10X12'9**			
Laundry/Uti	**12X6'10**			
Store/Wkshp	**23'9X10'10**			
Bathroom		**2PC**		
Ensuite	**4PC**	**4PC**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.23**
Depth (Ft)	Lot Area (Sqft)	**10,099**
Lot Size	**10099 sq.ft.**	
Parking	**Garage - Double, Additional Parking**	
Elementary	**ALEXANDER**	
Middle	**QUAMICHAN**	
Secondary	**COWICHAN**	
Amenities	**Thermal Windows, R/I Vacuum, RV Parking, Wkshop in House, Sprinkler System**	
Site Influences	**View - Mountain, Southern Exp, Shopping Nearby, View - City, Recreation Nearby, Quiet Area, No Thru Road, Landscaped, Pets Allowed**	
Chattels	**INCL: STV/FR/DW/W/D, MICROWAVE/HOOD FAN, WINDOW BLINDS/SCREENS.**	

Legal & Mortgage

Legal	**LT B SEC 19 RGE 7 QUAMICHAN DIST PL VIP 83951**
PID #	**027268675**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Deluxe 1 year old home in popular Seine Road. Minutes to town, on public transit, professionally built, designed & decorated by well respected Powell Investments. Energy efficient with heat pump & Low E thermo windows. 2572 sqft beautifully finished including 3 or 4 bedrooms, den, family room. Sunny front verandah to enjoy the south exposure. Large separate double garage connected to the house by a covered breezeway. 9' ceilings, hardwood floors, gas fireplace, custom maple cabinets, eating bar & large pantry. Master bedroom on the main floor with luxurious ensuite, separate soaker tub & shower. Walk-in closet includes stacking washer/dryer hookup. Downstairs are: family room, 2 more bedrooms, full bathroom, laundry room & spacious workshop/storage room. Hardiplank siding with stone accents. 30 year fibreglass shingle roof. Sunny 10,099 sqft lot, landscaped with sprinkler system. Bonus: price includes appliances, window blinds & screens. No GST. Listed By: Sutton Group-West Coast Realty

This listing information is provided by
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www.clementrealestate.com
Sutton Group-West Coast Realty
2610 Beverly Street, Duncan BC www.sutton.com

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