



This Listing Information has been provided to you by:  
**SUTTON GROUP-RESOURCE REALTY**

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Address: <b>2725 Dundas Road</b> Unit:		MLS#: <b>195397</b>	Status: <b>Active</b>	List Price: <b>\$234,900</b>
Area: <b>Zone 3- Duncan</b>		Taxes: <b>\$1,238</b>	For Year: <b>2004</b>	Sale Price:
Sub Area: <b>Z3 Shawnigan</b>		Zoning: <b>R3</b>	PID#: <b>7324332</b>	Sale Date:
Type: <b>Single Family</b>	Cross St.:	Zoning Type: <b>Single Family</b>	Tax Roll#:	
Bldg Char.: <b>M Lev bsmt &amp; 2nd flr</b>	Construction: <b>Frame</b>	Possession: <b>TBA</b>		
Frontage: Acres: <b>0.11</b>	Foundation: <b>Yes</b>	Title To <b>Freehold</b>		
Depth: Sqft: <b>4,791</b>	Exterior: <b>Wood</b>			
Bedrooms: <b>4</b>	Roof: <b>Wood Shingle</b>			
Bathrooms: <b>2</b>	Flooring: <b>Wood</b>			
Ensuite: <b>1</b>	Insulation: <b>Walls-Un Ceil-Yes</b>			
Sub./Complex:	Basement: <b>Part</b>	Dev.: <b>Unfinished</b>		
Fuel: <b>Oil</b>	Elementary: <b>Cobble Hill</b>	# Fireplaces:		
Heating: <b>Forced Air</b>	Middle: <b>Bonner</b>	Fireplace Type: <b>Woodstove</b>		
Water: <b>Co-operative</b>	Secondary: <b>Kelsey</b>			
Sewer: <b>Septic - Yes</b>	Parking:			
Room Sizes rounded to nearest ft Finished Area: <b>1,587</b> Total Area.: <b>1,959</b>		Legal: <b>LT 8 SEC 2 BLK 3 LD 53 PL 1520</b>		
Floors	Down	Main	Up	Other
Amenities:	<b>Main Level Entry, Wkshop in House</b>			
Total SqFt	<b>372</b>	<b>1,227</b>	<b>360</b>	
Site Influences: <b>Private Setting, View - Lake, Low Maint Yard</b>				
Chattels:				
Mortgage: <b>Must be Paid Off</b>				
Restrictions:				
Living		<b>23x12</b>		
Dining				
Kitchen		<b>17x10</b>		
Mast BR			<b>12x10</b>	
Bathroom		<b>3pc</b>		
Ensuite			<b>3pc</b>	
Bedroom		<b>11x11</b>		
Bedroom		<b>13x9</b>		
Family			<b>15x18</b>	
Bedroom		<b>13x9</b>		
Other	<b>23x15</b>			
Eating		<b>7x10</b>		

**SHAWNIGAN VILLAGE, spacious character home. Very cute & appealing. Newer furnace & electrical upgrades. 2 bathrooms, 3+ bedrooms. Seasonal lake views. Cosy woodstove. Walk to the store, lake & beach. Wood floors.**

Listing Office: **Sutton Group-Resource Realty**