301 - 2568 Dingwall Street

Zone	**Zone 3- Duncan**
Sub Area	**Z3 Duncan**
City	**Duncan**
Type	**Condo/Strata**
Bldg Char	**Apartment**
Taxes	**$1,113 2007**
MLS#	**248359**
Zoning	**Multi-Family**
Z. Type	**R7**
Year Built	**2005**

Status	**Active**
Title	**Strata**
Strata Fee	**$124**
Possession	**TBA**
Current Price	**$187,900**
Sale Price	
Sale Date	

Interior

Age	
Bedrooms	**2**
Bathrooms	**1**
Ensuite	
# Fireplaces	
Fireplace Type	

Style

Exterior	**Vinyl**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	
Bsmt Devel	

Features

Flooring	**Mixed**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Electric**
Heating	**Baseboard**
Water	**Municipal**
Sewer	**Connected**

Complex Information

Floors In Bldg	**3**	Levels Per Unit	**1**	Units In Bldg	**24**
Air Conditioning	**None**	Units in Complex	**24**	Display Suite #	
Laundry	**In Unit**				
Fee Incl	**Management, Maintenance**				
Shared Amenities	**Secured Entry, Elevator**				
Outdoor Area	**One Balcony**				

Rooms (Fin. Sqft.: 968 Total Sqft.: 968)

Level	Down	Main	Up	Other
Entrance				
Living		**19X12**		
Dining		**10X9**		
Kitchen				
Mast BR		**12X11**		
Bathroom		**4PC**		
Bedroom		**10X10**		
Laundry/Uti		**7X5**		

Total SqFt	**968**

Exterior Features

Width (Ft)		Lot Area (Acres)
Depth (Ft)		Lot Area (Sqft)
Parking	**Open, Visitor Parking**	Lot Size
Elementary	**ALEXANDER**	
Middle	**QUAMICHAN**	
Secondary	**COWICHAN**	
Amenities	**Wheelchair Access, Thermal Windows, Kitchen Built-in(s), Main Level Entry, Sprinkler System**	
Site Influences	**Can Be Rented, Central location, Easy Access, View - Mountain, Southern Exp, Shopping Nearby, View - City, Wooded Area, Sidewalk**	
Chattels	**INCL; STOVE, FRIDGE, DW/W/D & WINDOW BLINDS**	

Legal & Mortgage

Legal	**SL 17 SEC 18 RGE 7 LD 45 PL VIS 5884**
PID #	**026467054**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Quiet, Top floor rear corner unit in Duneden Court. The best unit in the project. 2 year old building located centrally, walking distance to all of Duncan's amenities including; shopping, schools, community centre, pool, library, sportsplex, parks etc, on public transit. This south west corner suite is peaceful, private, views over the city and mountains. Lots of light. Spacious floor plan with large living room, bright kitchen with lots of counterspace and cabinets. 2 generous sized bedrooms, a roomy 4 piece bath, large laundry room with plenty of room for storage, balcony. First rate building features an elevator, secure entry, fire sprinkler system and 10 year new home warranty. maintenance free living in the centre of Cowichan Valley.

Listed By: Sutton Group-Resource Rlty Du

This listing information is provided by
Grant Clement 748-5000
www.clementrealestate.com
www.sutton.com Sutton Group-Resource Rlty Du 2610 Beverly Street, Duncan BC

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