3090 Lashman Ave

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Sub/Complex	**Artisan Park**	Possession	**TBA**
Type	**Single Family**	Current Price	**$339,900**
Bldg Char	**Rancher**	Sale Price	
Taxes	**2009**	Sale Date	
MLS®	**283775**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2009**		

Interior

Age	**0**
Bedrooms	**2**
Bathrooms	**2**
Ensuite	**1**
# Fireplaces	**1**
Fireplace Type	**Natural Gas**

Style

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

Features

Flooring	**Wall to Wall Carpet, Ceramic Tile, Laminate, Lino**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Electric**
Heating	**Baseboard**
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.: 1,329 Total Sqft.: 1,329)

Levels	Down	Main	Up	Other
Total SqFt		**1,329**		
Living Room		**17'8X13**		
Dining Room		**17'8X9**		
Kitchen		**11X10**		
Master Bedroom		**14'10X12**		
Bedroom		**10X10**		
Den		**10X10**		
Laundry/Uti		**10X6**		
Garage		**19X19**		
Bathroom		**4PC**		
Ensuite		**4PC**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.10**
Depth (Ft)	Lot Area (Sqft)	**4,400**
Lot Size	**4400 sq.ft.**	
Parking	**Garage - Double**	
Elementary		
Middle	**QUAMICHAN**	
Secondary	**COWICHAN**	
Amenities	**Wheelchair Access, Thermal Windows, R/I Vacuum, Main Level Entry, Sprinkler System, Fully Fenced**	
Site Influences	**Central location, View - Mountain, Southern Exp, Low Maint Yard, Shopping Nearby, Curb & Gutter, Sidewalk, Recreation Nearby, Landscaped, Pets Allowed**	
Chattels	**INCL: STOVE, FRIDGE, DW, MICRWVE HOOD FAN, WASHER, DRYER, WINDOW BLINDS**	

Legal & Mortgage

Legal	**LT 4 SEC 17 RGE 5 QUAMICHAN DIST PLAN VIP 86441**
PID #	**027877027**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

New Rancher in 'Artisan Park'. Immediate Occupancy, professionally designed and built by first class Artisan Properties Ltd, "Building Dreams". Sunny and bright this deluxe rancher is 1329 sq ft plus a double garage. Bonus: net GST; appliances; window blinds/screens, landscaping and fencing all included. 3 bedrooms or 2 plus den, 2 full bathrooms, plus a beautiful great room with 10' ceilings [9' elsewhere] and gas fireplace. The spacious master bedroom has a luxurious ensuite with heated tile floors and a walk in closet. Artisan Park is well located close to the Cowichan Hospital and Downtown Duncan in a delightful mature area near shopping, parks, community center with library and new pool, Vancouver Island University etc. Very energy efficient with Low E thermo windows. 30 year fiberglass shingle roof. 2/5/10 new home warranty. A maintenance free, value sale priced rancher to enjoy your Cowichan Valley lifestyle. Listed By: Sutton Group-West Coast Realty

This listing information is provided by
Grant Clement (250) 748-5000
www.clementrealestate.com
Sutton Group-West Coast Realty
2610 Beverly Street, Duncan BC www.sutton.com

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