3128 Manor Drive

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Type	**Single Family**	Possession	**TBA**
Bldg Char	**Rancher**	Current Price	**$333,900**
Taxes	**$886 2007**	Sale Price	
MLS#	**249472**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2008**		

Interior

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

Style

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

Features

Flooring	**Mixed, Wood**
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		

Rooms (Fin. Sqft.: Total Sqft.: 1,216)

Level	Down	Main	Up	Other
Entrance				
Living		**17'6X13**		
Dining		**15X8**		
Kitchen		**15X8'6**		
Mast BR		**12X14**		
Bathroom		**4PC**		
Bedroom		**11'6X9'4**		
Bedroom		**11'6X9'4**		
Ensuite		**4PC**		
Total SqFt		**1,216**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.14**
Depth (Ft)	Lot Area (Sqft)	**6,098**
Lot Size	**6098 sq.ft.**	
Parking	**Open**	
Elementary	**DUNCAN**	
Middle	**MT PREVOST**	
Secondary	**COWICHAN**	
Amenities	**Wheelchair Access, Thermal Windows, R/I Vacuum, RV Parking, Main Level Entry**	
Site Influences	**Southern Exp, Curb & Gutter, Recreation Nearby, Quiet Area, No Thru Road, Level Lot, Underground Services**	
Chattels		

Legal & Mortgage

Legal	**LT 22 PL VI 78689 LD 45 RGE 5 SEC 19**
PID #	**026273942**
Tax Roll #	
Restrictions	**Build. Scheme**
Mortgage	**Must be Paid Off**

STYLISH NEW RANCHER under construction in popular Stonehaven Estates by the Cowichan Hospital. Professional craftsmanship by award winning Suncraft Construction. Very well priced. 1216 sq ft, 3 bedrooms, 2 full bathrooms. Hardwood floors in the great room with vaulted ceilings. Spacious master bedroom with walk-in closet and deluxe ensuite. Covered front porch, rear patio. Lots of room in the backyard for an optional ($16,000) large separate garage. 30 year fibreglass shingle roof, energy efficient, hardi plank siding, 2/5/10 new home warranty. Absolutely the best value in this well built subdivision. 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 www.sutton.com

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