



3337 Hawkes Place

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Zone	Zone 3- Duncan
Sub Area	Z3 Duncan
Type	Single Family
Bldg Char	Grd Lev Ent-main up
Taxes	\$1,569 2005
MLS#	202543
Age	20
Zoning	Single Family
Z. Type	R3
DOM	9

Status	Active
Title	Freehold
Strata Fee	
Possession	TBA
Current Price	\$184,900
--- Price History ---	
Original Price	\$184,900
Sale Price	

--- Interior ---

Bedrooms	2
Bathrooms	1
Ensuite	
# Fireplaces	1
Fireplace Type	Woodstove

--- Style ---

Exterior	Wood
Roof	Fiberglass Shingle
Construction	Frame
Foundation	Yes
Basement	Full
Bsmt Devel	Partly Finished

--- Features ---

Flooring	Mixed
Insulation	Walls-Yes Ceil-Yes
Fuel	Oil
Heating	Forced Air
Water	Municipal
Sewer	Connected

-- Rooms (Fin. Area: 1,550 Total Area: 1,650) --

Level	Down	Main	Up	Other
Living		18X13		
Dining		10X9		
Kitchen		12X9		
Mast BR		14X11		
Bathroom		4PC		
Other	10X10			
Bedroom		10X10		
Laundry/Util	15X9			
Rec Room	15X13			

--- Exterior Features ---

Width (Ft)	69	Lot Area (Acres)	0.19
Depth (Ft)	120	Lot Area (Sqft)	8,280
Parking	Garage - Single	Lot Size	0.19 acres
Elementary	Drinkwater		
Middle	Mt Prevost		
Secondary	Cowichan		
Amenities	Garden Area, RV Parking, Fully Fenced		
Site Influences	View - Mountain, Southern Exp, Curb & Gutter, Cul-de-sac, Landscaped		
Chattels			

--- Legal & Mortgage ---

Legal	LT 8 SEC 2 RGE 4 LD 61 PL 24298
PID #	3002471
Tax Roll #	
Restrictions	
Mortgage	Must be Paid Off

Total SqFt 675 975

Realtor Rmks

Agent Info	Phone Salesperson, Vacant, Disclosure Signed	Commission	3 100m/1.5 Bal
Listing Date	Aug. 29, 2005	Expiry Date	

Listing Office/Salesperson Info:	Pager	Phone	Selling Office/Salesperson Info:	Phone
Listing Office	Sutton Group-Resource Realty	748-5000	Selling Office	
Co-List Office			Selling Slsp1	
Listing Slsp1	Clement, Grant	250-748-5000	Seller	Hoare, Tim
Listing Slsp2			Tenant	

Very sensibly priced family home. 1650 sqft total plus a single garage. New paint, new bathroom, move-in condition. Beautiful fenced yard with mature gardens, large sundeck, 2 bedrooms on main with a rec room, 3rd bedroom/hobby room & utility in basement. Quiet cul-de-sac, bright & sunny. 2nd bath roughed-in in basement.



This listing information is provided by

Grant Clement 748-5000

<http://www.clementrealestate.com>

SUTTON GROUP-RESOURCE REALTY 2610 Beverly Street, Duncan BC

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale.

New real estate listing, 3337 Hawkes Place in Duncan of the Cowichan Valley B.C. Canada listed by Cowichan Valley realtor Grant Clement. If you are looking for a real estate agent in Duncan or the Cowichan Valley that can help you buy or sell your new home, please give Grant Clement a call! 3337 Hawkes Place listed by Duncan's top realtor Grant Clement of Sutton Group Realty.