3487 Auchinachie Road

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Sub/Complex		Possession	**TBA**
Type	**Farm/Ranch**	Current Price	**$969,900**
Bldg Char	**M Lev Ent w/Bsmt**	Sale Price	
Taxes	**$3,598 2010**	Sale Date	
MLS®	**310189**		
Zoning	**Agricultural**		
Z. Type	**A1**		
Year Built	**2005**		

Interior

Age	**6**
Bedrooms	**3**
Bathrooms	**2**
Ensuite	
# Fireplaces	
Fireplace Type	**Electric**

Style

Exterior	**Wood**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Part**
Bsmt Devel	**Fully Finished**

Features

Flooring	**Mixed, Wood**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Electric**
Heating	**Heat Pump**
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.: 2,201 Total Sqft.: 2,201)

Levels	Down	Main	Up	Other
Total SqFt	**707**	**1,494**		
Living Room		**20X12**		
Dining Room		**20X10**		
Kitchen		**13X12'6**		
Eating Nook		**13X8**		
Master Bedroom		**14'6X12'6**		
Bedroom	**12'6X11'6**	**16'3X11**		
Workshop	**18X7'3**			
Other	**13X6**			
Bathroom	**3PC**	**4PC**		

Exterior Features

Width (Ft)		Lot Area (Acres)	**11.23**
Depth (Ft)		Lot Area (Sqft)	**489,179**
Lot Size	**11.23 acres**		
Parking	**Other**		
Elementary			
Middle	**PREVOST**		
Secondary	**COWICHAN**		
Amenities	**Wheelchair Access, Garden Area, Barn, Thermal Windows, Built In Vacuum, RV Parking, Kitchen Built-in(s), Main Level Entry, Fully Fenced**		
Site Influences	**Golf Course Nearby, View - Mountain, Southern Exp, Rural Setting, Recreation Nearby, Acreage, Road - Paved, Pets Allowed, Pasture, Natural Gas to Lot**		
Chattels	**INCL: DISHWASHER.**		

Legal & Mortgage

Legal	**LT 2 SEC 2 RGE 3 SOMENOS DIST PL 24849**
PID #	**002826186**
Tax Roll #	
Restrictions	**Within ALR**
Mortgage	**Must be Paid Off**

Auchinauchie Farm. 11.23 acres, 2 gorgeous, well maintained homes plus 1st class Equestrian Facilities. Ideal for: Vineyards, Market Gardens, Horses, Alpacas, etc. Municipal Sewer & Water. Convenient location close to town. Craftsman constructed newer home built in 2005. 2201 sq ft, 1494 on main, 707 on lower level. Stunning great room features 1x10 kiln dried Fir Floors, Custom Maple Kitchen Cabinets, vaulted ceilings, exposed beams. 3 bedrooms, 2 bathrooms. Spacious deck overlooking the equestrian facilities and Mt Prevost. Very Energy Efficient with Heat pump, Thermal Windows, Vacuum system. Lovely landscaping, Fruit Trees, fenced yard. 2nd House; upgraded; Historic; circa 1900 (currently rented) totals 3258 sqft total, 2098 finished. 4 bedrooms, 2 bathrooms, basement. Refurbished Fir Floors, Heat Pump & fantastic wraparound veranda. Barn, stables, paddocks, riding rings, numerous outbuildings & fields producing +/- 1,000 bales of hay. Enjoy Your Cowichan 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 www.sutton.com

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.* Personal Real Estate Corporation

Website Designed by Indemand Sales & Solutions located in Duncan BC. www.indemand.net