3666 Soren Place

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Cowichan Cobble Hill**	Title	**Freehold**
City	**Cobble Hill**	Strata Fee	
Sub/Complex		Possession	**TBA**
Type	**Single Family**	Current Price	**$446,900**
Bldg Char	**2 Storey-Main Lev Ent**	Sale Price	
Taxes		Sale Date	
MLS®	**299112**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2010**		

Interior

Age	**0**
Bedrooms	**3**
Bathrooms	**3**
Ensuite	**1**
# Fireplaces	**1**
Fireplace Type	**Natural Gas**

Style

Exterior	**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	**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.: 1,735 Total Sqft.: 1,735)

Levels	Down	Main	Up	Other
Total SqFt		**1,042**	**693**	
Living Room		**18X13**		
Dining Room		**10X10'6**		
Kitchen		**12'6X9**		
Master Bedroom		**14X12**		
Garage		**20X19**		
Bedroom			**12'6X9'4**	
Bedroom			**12'6X9'4**	
Family Room			**15'8X11**	
Bathroom		**2PC**	**4PC**	
Ensuite		**3PC**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.22**
Depth (Ft)	Lot Area (Sqft)	**9,721**
Lot Size	**9721 sq.ft.**	
Parking	**Garage - Double**	
Elementary	**COBBLE HILL**	
Middle	**BONNER**	
Secondary	**KELSEY**	
Amenities	**Wheelchair Access, Thermal Windows, R/I Vacuum, RV Parking, Main Level Entry**	
Site Influences	**Curb & Gutter, Recreation Nearby, Quiet Area, No Thru Road, Landscaped, Level Lot, Underground Services, Pets Allowed, Natural Gas to Lot**	
Chattels	**INCL: STV/FR/DW/MICROWAVE-HOODFAN/LANDSCAPING & SPRINKLER SYSTEM.**	

Legal & Mortgage

Legal	**LT 1 SEC 13 RGE 6 SHAWNIGAN DIST PL VIP 86182**
PID #	**027806138**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Cobble Hill, beautiful new home under construction. Professional Craftsmanship by R&K Hammer Time Homes. 1735 sq ft finished + a double garage. Large covered front porch, 4 bedrooms or 3 + family room, 3 bathrooms. Spacious entry hall & great room with vaulted ceilings. Hardwood floors & custom maple kitchen cabinets. Master bedroom, luxury ensuite & walk-in closet on main floor. Bonus: stainless appliances, gas stove, fireplace & barbecue connection. Very energy efficient with heat pump & Low E thermo windows. Landscaping & sprinkler system all included. RV parking. 30 year fiberglass shingle roof, 2/5/10 New Home Warranty. Large, bright,level fully underground serviced lot. Quiet no through road. Beat the HST if you complete before June 30. Very reasonable price for a home of this caliber is + gst/hst. Completion June 2010. A great opportunity to enjoy your Cowichan lifestyle. Listed By: Sutton Group-West Coast Realty

This listing information is provided by
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www.clementrealestate.com
Sutton Group-West Coast Realty
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