6126 Marsh Road

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Strata**
City	**Duncan**	Strata Fee	**$50**
Sub/Complex	**Park Lane**	Possession	**TBA**
Type	**Single Family**	Current Price	**$324,900**
Bldg Char	**Rancher**	Sale Price	
Taxes		Sale Date	
MLS®	**292563**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2010**		

Interior

Age	**0**
Bedrooms	**3**
Bathrooms	**2**
Ensuite	**1**
# Fireplaces	
Fireplace Type	

Style

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

Features

Flooring	**Mixed**
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.: 1,240 Total Sqft.: 1,240)

Levels	Down	Main	Up	Other
Total SqFt		**1,240**		
Living Room		**14'8X15'8**		
Dining Room		**11X9**		
Kitchen		**11X11**		
Laundry/Uti		**6X6**		
Garage		**20X20**		
Master Bedroom		**13X13**		
Bedroom		**11X9**		
Bedroom		**11X9**		
Bathroom		**4PC**		
Ensuite		**4PC**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.12**
Depth (Ft)	Lot Area (Sqft)	**5,300**
Lot Size	**5300 sq.ft.**	
Parking	**Garage - Double**	
Elementary	**DRINKWATER**	
Middle	**PREVOST**	
Secondary	**COWICHAN**	
Amenities	**Wheelchair Access, Thermal Windows, R/I Vacuum, Main Level Entry, Fully Fenced**	
Site Influences	**Golf Course Nearby, Low Maint Yard, Shopping Nearby, Curb & Gutter, Recreation Nearby, Quiet Area, Cul-de-sac, Landscaped, Level Lot, Underground Services, Pets Allowed**	
Chattels	**INCL; STAINLESS STV/FR/DW, MICROWAVE/HOOD FAN, WINDOW BLINDS & SCREENS, W/D**	

Legal & Mortgage

Legal	**SL 4 SEC 1 RGE 3 SOMENOS SP VIS 6753**
PID #	**027822052**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Beautiful New rancher, Immediate Occupancy, by award winning Suncraft Construction. Professionally designed, built & decorated. Cherry Hardwood Floors, Custom Maple Kitchen Cabinets. Bonus:Included; Stainless Steel Kitchen Appliances, Washer, Dryer & Window Blinds. 1240 sq ft finished, plus a large double garage. 3 bedrooms, 2 bathrooms, quiet cul-de-sac, convenient located near a park, close to town, shopping, recreation, schools etc. Energy efficient with Low E Thermo Windows, 30 year fibreglass shingle roof. 2/5/10 New Home Warranty. Level Lot, Front & Rear yards landscaped, rear yard Fenced. A great opportunity to enjoy your Cowichan lifestyle. Value price is + GST 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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