



4775 Fairbridge Drive

Zone	Zone 3- Duncan	Status	Active
Sub Area	Z3 Cowichan Cobble Hill	Title	Strata
Type	Single Family	Strata Fee	\$50
Bldg Char	M Lev bsmt & 2nd flr	Possession	TBA
Taxes	\$1,456 2005	Current Price	\$459,900
MLS#	208357	Sale Price	
Age	70	Original Price	\$459,900
Zoning	Single Family	Sale Date	
Z. Type	A1		

Interior				Style		Features	
Bedrooms	4	Exterior	Stucco & Siding	Flooring	Wood		
Bathrooms	2	Roof	Fiberglass Shingle	Insulation	Walls-Yes Ceil-Yes		
Ensuite		Construction	Frame	Fuel	Electric		
# Fireplaces	1	Foundation	Yes	Heating	Heat Pump		
Fireplace Type	Wood	Basement	Not Full Height	Water	Co-operative		
		Bsmt Devel	Unfinished	Sewer	Septic - Yes		
Rooms (Fin. Area: 2,208 Total Area: 2,208)				Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.63
Living		15X16			Depth (Ft)	Lot Area (Sqft)	27,442
Dining		20X11			Parking	Other	Lot Size
Kitchen		21X8			Elementary	Cowichan Station	0.63 acres
Mast BR			18X15		Middle	Bonner	
Bathroom		2PC	4PC		Secondary	Frances Kelsey	
Bedroom			14X9		Amenities	Garden Area, Wkshop-Detached, RV Parking, Kitchen	
Bedroom			16X12		Site Influences	Built-in(s), Main Level Entry	
Den		11X11				Private Setting, Low Maint Yard, Rural Setting,	
Store/Works				30X20	Chattels	Landscaped, Pets Allowed	
Bedroom			14X11				
				Legal & Mortgage			
				Legal			
				PID #			
				Tax Roll #			
				Restrictions			
				Mortgage			
Total SqFt		1,104	1,104				

A rare offering in Historic Fairbridge! 4 bdrm 2 bath Arts & Craft home in immaculate condition. Warm refinished fir floors, freshly painted inside, roof 3 years old, heat pump. Entertainment size dinrm, den w/fp, large master w/WI closet. BONUS 600 sqft studio/guest cottage. Large level 0.63 AC lot. 40 AC of beautiful common area. Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by
Grant Clement 748-5000
 SUTTON GROUP-RESOURCE REALTY 2610 Beverly Street, Duncan BC
<http://www.clementrealestate.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.

New real estate listing, 4775 Fairbridge Drive in Duncan of the Cowichan Valley B.C. Canada listed by Duncan 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! 4775 Fairbridge Drive listed by Duncan's top realtor Grant Clement of Sutton Group Realty.

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