## 5 - 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 | **$339,900** |
| Bldg Char | **2 Storey-Main Lev Ent** | Sale Price | |
| Taxes | | Sale Date | |
| MLS® | **288873** | | |
| Zoning | **Single Family** | | |
| Z. Type | **R3** | | |
| Year Built | **2010** | | |

### Interior

| | |
|---|---|
| Age | **0** |
| Bedrooms | **3** |
| Bathrooms | **3** |
| 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.: 1,411 Total Sqft.: 1,411)

| Levels | Down | Main | Up | Other |
|---|---|---|---|---|
| Total SqFt | | **648** | **763** | |
| Living Room | | **17X13'6** | | |
| Dining Room | | **11X10** | | |
| Kitchen | | **11X11** | | |
| Laundry/Uti | | **6X6** | | |
| Garage | | **20X20** | | |
| Master Bedroom | | | **14X13'6** | |
| Bedroom | | | **10X10** | |
| Bedroom | | | **10X10** | |
| Bathroom | | **2PC** | **4PC** | |
| Ensuite | | | **4PC** | |

### Exterior Features

| | | |
|---|---|---|
| Width (Ft) | Lot Area (Acres) | **0.11** |
| Depth (Ft) | Lot Area (Sqft) | **4,876** |
| Lot Size | **4876 sq.ft.** | |
| Parking | **Garage - Double** | |
| Elementary | **DRINKWATER** | |
| Middle | **PREVOST** | |
| Secondary | **COWICHAN** | |
| Amenities | **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 | | |

### Legal & Mortgage

| | |
|---|---|
| Legal | **SL 5 SEC 1 RGE 3 SOMENOS DIST SP VIS 6753** |
| PID # | **027822061** |
| Tax Roll # | |
| Restrictions | |
| Mortgage | **Must be Paid Off** |

**Deluxe new 2 storey home under construction by award winning Suncraft Construction. Professionally designed. built and decorated. 1411 sqft finished plus a large double garage. 3 bedrooms, 3 bathrooms. Quiet cul de sac. Conveniently located next to a park, close to town, shopping, recreation, schools, etc. Energy efficient with Low E thermal windows. 30 year fiberglass shingle roof. 2/5/10 New Home Warranty. Front yard landscaped, rear yard fenced. Bonus - Kitchen Appliances & all window blinds included. Cherry Hardwood Floors, Custom Maple Kitchen Cabinets. Best Value price is plus GST. A great opportunity to enjoy your Cowichan lifestyle! Completion May 2010. 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 BC www.sutton.com



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