



5361 Miller Road			
Zone	<b>Zone 3- Duncan</b>	Status	<b>Active</b>
Sub Area	<b>Z3 Duncan</b>	Title	<b>Freehold</b>
City	<b>Duncan</b>	Strata Fee	
Type	<b>Single Family</b>	Possession	<b>TBA</b>
Bldg Char	<b>2 Storey-M Lev Ent</b>	Current Price	<b>\$419,900</b>
Taxes	<b>\$2,030 2006</b>	Sale Price	
MLS#	<b>238017</b>	Sale Date	
Zoning	<b>Single Family</b>		
Z. Type	<b>R3</b>		
Year Built	<b>1997</b>		

Interior		Style		Features	
Age	<b>10</b>	Exterior	<b>Other</b>	Flooring	<b>Mixed</b>
Bedrooms	<b>3</b>	Roof	<b>Fiberglass Shingle</b>	Insulation	<b>Walls-Yes Ceil-Yes</b>
Bathrooms	<b>3</b>	Construction	<b>Frame</b>	Fuel	<b>Electric</b>
Ensuite	<b>1</b>	Foundation	<b>Yes</b>	Heating	<b>Forced Air</b>
# Fireplaces	<b>1</b>	Basement	<b>Crawl</b>	Water	<b>Municipal</b>
Fireplace Type	<b>Natural Gas</b>	Bsmt Devel		Sewer	<b>Connected</b>

Rooms (Fin. Sqft.: 2,000 Total Sqft.: 2,000)					Exterior Features		
<b>Level</b>	<b>Down</b>	<b>Main</b>	<b>Up</b>	<b>Other</b>	Width (Ft)	Lot Area (Acres)	<b>0.17</b>
Entrance					Depth (Ft)	Lot Area (Sqft)	<b>7,405</b>
Living		<b>17X13</b>			Parking	<b>Garage</b>	<b>7405</b>
Dining		<b>17X9</b>				-	<b>sq.ft.</b>
Kitchen		<b>10X10</b>				<b>Double</b>	
Mast BR			<b>15X12</b>		Elementary	<b>ALEXANDER</b>	
Bathroom		<b>2PC</b>	<b>4PC</b>		Middle	<b>QUAMICHAN</b>	
Ensuite			<b>3PC</b>		Secondary	<b>COWICHAN</b>	
Bedroom			<b>13X9</b>		Amenities	<b>Thermal Windows, RV</b>	
Bedroom			<b>11X9</b>			<b>Parking, Main Level Entry,</b>	
Family Room		<b>16X11</b>				<b>Sprinkler System, Fully</b>	
Laundry/Uti		<b>10X6</b>				<b>Fenced</b>	
					Site Influences	<b>Private Setting, Landscaped</b>	
					Chattels	<b>INCL: STV/FR/DW.</b>	
						<b>Legal &amp; Mortgage</b>	
					Legal	<b>LT B SEC 14 RGE 6</b>	
						<b>QUAMICHAN DISTRICT PL</b>	
						<b>VIP 5411</b>	
					PID #	<b>017755522</b>	
					Tax Roll #		
					Restrictions		
					Mortgage	<b>Must be Paid Off</b>	
Total SqFt		<b>1,122</b>	<b>878</b>				

Private craftsman built home on popular Miller Road close to downtown Duncan. 2000 sqft finished, 3 bedrooms, 3 bathrooms, family room plus double garage. This stylish home features: oak hardwood floors, designer colours, cove ceilings, lovely living room with marble fronted gas fireplace. Great entrance hall with oak railings on the impressive staircase. The master bedroom has a luxury ensuite with soaker tub & walk-in closet. Beautiful, professional landscaping. The very private rear yard is a peaceful retreat with serene pond & waterfall. Covered cedar deck, fully fenced. R.V. parking. Built in Murphy bed, cabinets & deck in office/bedroom. A well built & superbly appointed home in immaculate move in condition. A very rare opportunity.

Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by

**Grant Clement 748-5000**

[www.clementrealestate.com](http://www.clementrealestate.com)

[Sutton Group-Resource Rlty Du](http://www.suttongroup-resource.com) 2610 Beverly Street, Duncan BC

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