



6000 Chippewa Road

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|-----------|---------------------|------------|-----------|
| Zone | Zone 3- Duncan | Status | Active |
| Sub Area | Z3 Duncan | Title | Freehold |
| Type | Single Family | Strata Fee | |
| Bldg Char | Grd Lev Ent-main up | Possession | TBA |
| Taxes | \$2,947 2004 | Current | \$344,900 |
| MLS# | 201087 | Price | |
| Age | 12 | Sale Price | |
| Zoning | Single Family | Sale Date | |
| Z. Type | R3 | | |

--- Interior ---

--- Style ---

--- Features ---

| | | | | | |
|----------------|-------------|--------------|--------------------|------------|--------------------|
| Bedrooms | 5 | Exterior | Stucco | Flooring | Mixed |
| Bathrooms | 3 | Roof | Fiberglass Shingle | Insulation | Walls-Yes Ceil-Yes |
| Ensuite | 1 | Construction | Frame | Fuel | Electric |
| # Fireplaces | 1 | Foundation | Yes | Heating | Baseboard |
| Fireplace Type | Natural Gas | Basement | Full | Water | Municipal |
| | | Bsmt Devel | Fully Finished | Sewer | Connected |

-- Rooms (Fin. Area: 3,218 Total Area: 3,358) --

| Level | Down | Main | Up | Other |
|-------------|-------|-------|----|-------|
| Living | | 13X20 | | |
| Dining | | 11X10 | | |
| Kitchen | | 11X13 | | |
| Mast BR | | 14X14 | | |
| Bathroom | 4PC | 4PC | | |
| Ensuite | | 4PC | | |
| Bedroom | 12X13 | 14X12 | | |
| Bedroom | 13X13 | 10X10 | | |
| Store/Works | 20X3 | | | |
| Laundry/Uti | 10X7 | | | |
| Rec Room | 13X23 | | | |

--- Exterior Features ---

| | | | |
|-----------------|---|------------------|------------|
| Width (Ft) | | Lot Area (Acres) | 0.29 |
| Depth (Ft) | | Lot Area (Sqft) | 12,632 |
| Parking | Garage - Double | Lot Size | 0.29 acres |
| Elementary | Maple Bay | | |
| Middle | Quamichan | | |
| Secondary | Cowichan | | |
| Amenities | Garden Area, Thermal Windows, Fully Fenced | | |
| Site Influences | View - Lake, View - Mountain, Low Maint Yard, Curb & Gutter | | |
| Chattels | | | |

--- Legal & Mortgage ---

| | |
|--------------|---|
| Legal | LT 186 SEC 1 & 2 RGE 3 LD 63 PL VIP 55257 |
| PID # | 17977002 |
| Tax Roll # | |
| Restrictions | |
| Mortgage | Must be Paid Off |

| | | |
|------------|-------|-------|
| Total SqFt | 1,409 | 1,949 |
|------------|-------|-------|

The Properties. Large 5 bdrm 3 bath home with lake & mountain views. 3218 sqft finished. Fabulous sunroom, all new laminate floors, borders new golf course development. Huge garage 27x20 with 20x7 workshop/storage. Priced well below replacement. Close to marinas & Maple Bay.

Listed By: Sutton Group-Resource Realty



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, 6000 Chippewa Road in Maple Bay 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! 6000 Chippewa listed by Duncan's top realtor Grant Clement of Sutton Group Realty.

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