6055 Avondale Place

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Sub/Complex		Possession	**TBA**
Type	**Single Family**	Current Price	**$334,900**
Bldg Char	**Rancher**	Sale Price	
Taxes		Sale Date	
MLS®	**292567**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2010**		

Interior

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

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.: 1,420 Total Sqft.: 1,420)

Levels	Down	Main	Up	Other
Total SqFt		**1,420**		
Living Room		**16X14'3**		
Dining Room		**14X12**		
Kitchen		**14'8X11**		
Master Bedroom		**14X12**		
Bedroom		**10X10**		
Bedroom		**10X9**		
Garage		**21X22'6**		
Laundry/Uti		**8X7**		
Bathroom		**4PC**		
Ensuite		**4PC**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.13**
Depth (Ft)	Lot Area (Sqft)	**5,736**
Lot Size	**5736 sq.ft.**	
Parking	**Garage - Double**	
Elementary	**DRINKWATER**	
Middle	**QUAMICHAN**	
Secondary	**COWICHAN**	
Amenities	**Wheelchair Access, Garden Area, Thermal Windows, R/I Vacuum, Main Level Entry, Fully Fenced**	
Site Influences	**View - Mountain, Shopping Nearby, Curb & Gutter, Recreation Nearby, No Thru Road, Road - Paved, Level Lot, Underground Services, Pets Allowed**	
Chattels		

Legal & Mortgage

Legal	**LT 1 SEC 20 RGE 4 QUAMICHAN DIST PL VIP 86946**
PID #	**027980090**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

New rancher, immediate occupancy. A special home by "Opus Fine Homes". Professionally designed, built & decorated. 1 level, wheelchair accessible. 1420 sqft plus an extra large double garage. Hardwood floors. Maple custom kitchen cabinets. 3 bedrooms, 2 full bathrooms, 9' & vaulted ceilings, gas fireplace, master bedroom includes extra large full ensuite & walk-in closet. Fenced level lot. Bonus: All Plywood sheathing, roof, walls, floor, No OSB. Conveniently located near the Cowichan Hospital, town, shopping, recreation, public transit, schools, etc. Very energy efficient with Low E thermal windows, 30 year fiberglass shingle roof, 2/5/10 New Home Warranty. A great home to enjoy your Cowichan lifestyle. Best value price includes landscaping. GST extra. 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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