



1 - 6126 Marsh Road			
Zone	<b>Zone 3- Duncan</b>	Status	<b>Active</b>
Sub Area	<b>Z3 Duncan</b>	Title	<b>Strata</b>
City	<b>Duncan</b>	Strata Fee	<b>\$30</b>
Type	<b>Single Family</b>	Possession	<b>TBA</b>
Bldg Char	<b>2 Storey-Main Lev Ent</b>	Current Price	<b>\$339,900</b>
Taxes		Sale Price	
MLS#	<b>245810</b>	Sale Date	
Zoning	<b>Single Family</b>		
Z. Type	<b>R3</b>		
Year Built	<b>2007</b>		

Interior		Style			Features		
Age	<b>0</b>	Exterior	<b>Hardi Plank</b>		Flooring	<b>Mixed, Wood</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>Baseboard</b>	
# Fireplaces		Basement	<b>Crawl</b>		Water	<b>Municipal</b>	
Fireplace Type		Bsmt Devel			Sewer	<b>Connected</b>	
Rooms (Fin. Sqft.: 1,472 Total Sqft.: 1,471)					Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	<b>0.12</b>
Entrance		<b>10X8'8</b>			Depth (Ft)	Lot Area (Sqft)	<b>5,196</b>
Living		<b>12X13</b>			Parking	Lot Size	<b>5196 sq.ft.</b>
Dining		<b>12X9</b>					
Kitchen		<b>12X9</b>			Elementary	<b>DRINKWATER</b>	
Mast BR			<b>15X12</b>		Middle	<b>PREVOST</b>	
Bathroom		<b>2PC</b>	<b>4PC</b>		Secondary	<b>COWICHAN</b>	
Eating Nook		<b>9'3X10</b>			Amenities	<b>Thermal Windows, R/I Vacuum, Main Level Entry, Fully Fenced</b>	
Laundry/Uti		<b>11'6X7'8</b>			Site Influences	<b>Golf Course Nearby, View - Mountain, Southern Exp, No Thru Road, Landscaped, Underground Services</b>	
Bedroom			<b>10'8X10'2</b>		Chattels		
Bedroom			<b>11'8X10'8</b>		Legal & Mortgage		
Other			<b>13'2X5</b>		Legal	<b>PROPOSED SL 1 OF LT 2 SEC 1 RGE 3 SOMENOS PL VIP 78241</b>	
Ensuite			<b>3PC</b>		PID #	<b>000000000</b>	
Total SqFt		<b>746</b>	<b>726</b>		Tax Roll #		
					Restrictions		
					Mortgage	<b>Must be Paid Off</b>	

PARK LANE, a new strata lot subdivision under construction off Marsh Rd. Completion Feb 2008  
 Professionally built & designed home under construction by Award Winning Suncraft Construction. Craftsman finishing, 2 storey 1472 sqft, 3 bedrooms, 3 bathrooms. Beautiful Hardwood Floors in living room, dining room, eating nook & kitchen. Slate in the spectacular entrance hall. Maple kitchen cabinets, vaulted ceilings. Bonus; front yard Landscaping & rear yard Fencing. Durable hardi-plank exterior siding with rock accents. 30 year fibreglass shingle roof. Level lot with south exposure. Quiet dead end road. 10 year new home warranty. Very well priced for a new home with this superb quality.

Listed By: Sutton Group-Resource Realty



This listing information is provided by  
**Grant Clement 748-5000**  
[www.clementrealestate.com](http://www.clementrealestate.com)  
 Sutton Group-Resource Realty 2610 Beverly Street, Duncan BC

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.

Website Designed by Indemand Sales & Solutions located in Duncan BC. [www.indemand.net](http://www.indemand.net)