6246 Lower Chippewa Road

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**DUNCAN**	Strata Fee	
Type	**Single Family**	Possession	**TBA**
Bldg Char	**M Lev bsmt**	Current Price	**$464,900**
Taxes	**$2,564 2005**	Original Price	**$464,900**
MLS#	**213450**	Sale Price	
Zoning	**Single Family**	Sale Date	
Z. Type	**A2DA**		

Interior

Age	**7**
Bedrooms	**4**
Bathrooms	**4**
Ensuite	**1**
# Fireplaces	
Fireplace Type	**Natural Gas**

Style

Exterior	**Stucco**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Full**
Bsmt Devel	**Fully Finished**

Features

Flooring	**Mixed**
Insulation	**Walls-Yes Ceil-Yes**
Fuel	**Electric**
Heating	**Heat Pump**
Water	**Municipal**
Sewer	**Connected**

Rooms (Fin. Area: 3,044 Total Area: 3,200)

Level	Down	Main	Up	Other
Living		**15X12**		
Dining		**11X9**		
Kitchen		**13X9**		
Mast BR		**15X12**		
Bathroom	**4PC**	**4PC**		
Ensuite		**4PC**		
Bathroom	**2PC**			
Bedroom	**17X11**	**10X10**		
Bedroom	**11X14**			
Family Room	**22X15**			
Other	**11X12**			
Rec Room	**17X19**			
Laundry/Uti		**8X11**		
Store/Works	**12X13**			
Total SqFt	**1,800**	**1,400**		

Exterior Features

Width (Ft)		Lot Area (Acres)	**0.23**
Depth (Ft)		Lot Area (Sqft)	**10,018**
Parking	**Garage - Double**	Lot Size	**0.23 acres**
Elementary	**Maple Bay**		
Middle	**Quamichan**		
Secondary	**Cowichan**		
Amenities	**Wheelchair Access, Thermal Windows, Main Level Entry, Sprinkler System, Fully Fenced**		
Site Influences	**View - Lake, View - Mountain, Low Maint Yard**		
Chattels	**NOT INCL: wall speakers 2 up, 2 down, downstairs electric fireplace**		

Legal & Mortgage

Legal	**LT 286 SEC 1 RGE 3 LD 63 PL VIP 60493**
PID #	**023013184**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

STUNNING WATER VIEWS of Quamichan Lake & the Cowichan Valley from this beautiful 4 bedroom 4 bath 3200 sqft home in the Properties. Main level living w/professionally finished lower level. Quality thru-out w/features incl energy efficient heat pump, heats & air conditions; sprinkler system, BI-vac, laminate floors & carpets, gas fp, level rear yard.

Listed By: Sutton Group-Resource Rlty Du

This listing information is provided by
Grant Clement 748-5000
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.

New real estate listing, 6246 Lower Chippewa Road in Duncan of the Cowichan Valley B.C. Canada listed by Cowichan Valley 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!
6246 Lower Chippewa Road listed by Duncan's top realtor Grant Clement of Sutton Group Realty.

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