6299 Ardea Place

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Sub/Complex	**Heron Woods**	Possession	**TBA**
Type	**Single Family**	Current Price	**$359,900**
Bldg Char	**M Lev Bsmt & 2nd**	Sale Price	
Taxes		Sale Date	
MLS®	**292175**		
Zoning	**Single Family**		
Z. Type	**R3S**		
Year Built	**2010**		

Interior

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

Style

Exterior	**Hardi Plank**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Full**
Bsmt Devel	**Unfinished**

Features

Flooring	**Wall to Wall Carpet, Wood**
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.: 1,543 Total Sqft.: 2,182)

Levels	Down	Main	Up	Other
Total SqFt	**639**	**639**	**904**	
Living Room		**13X12**		
Dining Room		**12X8**		
Kitchen		**8'6X8**		
Garage		**20X14**		
Entrance		**12'6X10'6**		
Master Bedroom			**14X13'8**	
Bedroom			**11'2X10'2**	
Bedroom			**13X10'2**	
Other	**26'6X16**			
Other	**12X16**			
Laundry/Uti			**9'4X6**	
Bathroom		**2PC**	**4PC**	
Ensuite			**4PC**	

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.10**
Depth (Ft)	Lot Area (Sqft)	**4,310**
Lot Size	**4310 sq.ft.**	
Parking	**Garage - Single**	
Elementary	**DRINKWATER**	
Middle	**PREVOST**	
Secondary	**COWICHAN**	
Amenities	**Thermal Windows, R/I Vacuum, Main Level Entry**	
Site Influences	**Curb & Gutter, Recreation Nearby, Quiet Area, No Thru Road, Underground Services, Pets Allowed, Natural Gas to Lot**	
Chattels		

Legal & Mortgage

Legal	**LT 3 SEC 2 RGE 4 SOMENOS PL VIP 84522**
PID #	**027431061**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Well priced new home under construction in popular Herons Wood. 2182 sqft total, Professionally built by well respected, Sean Buttle & Jansen Contracting Ltd. 1543 sqft beautifully finished plus bonus 639 sqft full unfinished walk out Basement. Great room with Hardwood floors, 3 bedrooms, 3 bathrooms including spacious ensuite. Quiet no -thru road, walking trails. Close to town, new mall, shopping, schools, recreation etc. Energy efficient Low E Thermo Windows. Hardi plank siding with stone accents, 30 year fiberglass shingle roof. Front yard Landscaped. 10 Year New Home Warranty. Best Value price is + GST. Completion May/June 2010. A great opportunity to enjoy the wonderful Cowichan Lifestyle. 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 www.sutton.com

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