6326 Ardea 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	**$314,900**
Bldg Char	**Grd Lev Ent-Main Up**	Sale Price	
Taxes	**2006**	Sale Date	
MLS#	**271788**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2009**		

Interior

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

Style

Exterior	**Stone, Hardi Plank**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Full**
Bsmt Devel	**Fully Finished**

Features

Flooring	**Wall to Wall Carpet, Ceramic Tile, Wood, Laminate**
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		

Rooms (Fin. Sqft.: 1,644 Total Sqft.: 1,644)

Level	Down	Main	Up	Other
Entrance	**14X11'6**			
Living		**16'6X14**		
Dining		**12'5X10'3**		
Kitchen		**9X8'5**		
Mast BR		**13'6X13**		
Bathroom	**4PC**	**4PC**		
Bedroom	**12'2X10'7**	**11'8X10'6**		
Family Room	**13'7X13'3**			
Garage	**22X14**			
Total SqFt	**657**	**987**		

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.10**
Depth (Ft)	Lot Area (Sqft)	**4,323**
Lot Size	**4323 sq.ft.**	
Parking	**Garage - Single**	
Elementary	**DRINKWATER**	
Middle	**PREVOST**	
Secondary	**COWICHAN**	
Amenities	**Thermal Windows, Main Level Entry**	
Site Influences	**Golf Course Nearby, View - Mountain, Curb & Gutter, Recreation Nearby, No Thru Road, Underground Services, Pets Allowed, Natural Gas to Lot**	
Chattels		

Legal & Mortgage

Legal	**LT 18 SEC 2 RGE 4 SOMENOS PL VIP 84522**
PID #	**027431215**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Deluxe new home Professionally Designed and built by Well Respected, First Class, Powell Investments. Quiet No-Thru Road with minimal traffic. 1644 sq ft plus a single garage. Great Room, 3 bedrooms, 2 full baths, plus Family Room. 9' ceilings on the main floor with Hardwood Floors. Fully Finished Basement wired and plumbed for future in law Suite. 220 volt outlet in the garage. 30 year fiberglass shingle roof, very Energy Efficient with Low E Thermo Windows. 2/5/10 New Home Warranty. Located in popular Heron Woods, a new subdivision close to schools with nice houses. Very reasonable price is + GST. Great value. 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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