6442 Diana Drive

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 Ent w/Bsmt**	Current Price	**$464,900**
Taxes	**$2,700 2007**	Sale Price	
MLS#	**251768**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R1**		
Year Built	**1994**		

Interior		Style		Features	
Age	**14**	Exterior	**Vinyl**	Flooring	**Mixed**
Bedrooms	**4**	Roof	**Fiberglass Shingle**	Insulation	**Walls:Yes Ceil:Yes**
Bathrooms	**3**	Construction	**Frame**	Fuel	**Electric**
Ensuite	**1**	Foundation	**Yes**	Heating	**Heat Pump**
# Fireplaces	**1**	Basement	**Full**	Water	**Municipal**
Fireplace Type	**Natural Gas**	Bsmt Devel	**Fully Finished**	Sewer	**Septic - Yes**

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.: 2,750 Total Sqft.: 3,850)

Level	Down	Main	Up	Other
Entrance				
Living		**16X13**		
Dining		**15X11**		
Kitchen		**13X12**		
Mast BR		**15X13**		
Bathroom		**2PC**		
Eating Nook		**12X8**		
Laundry/Uti		**16X8**		
Family Room		**13X11**		
Bedroom	**15X13**	**12X10**		
Bedroom		**12X10**		
Rec Room	**26X13**			
Other	**41X13**			
Bathroom		**4PC**		
Ensuite		**4PC**		
Total SqFt	**1,925**	**1,925**		

Exterior Features

Width (Ft)		Lot Area (Acres)	**0.43**
Depth (Ft)		Lot Area (Sqft)	**18,730**
Lot Size	**18730 sq.ft.**		
Parking	**Garage - Double**		
Elementary	**ALEX AITKEN**		
Middle	**QUAMICHAN**		
Secondary	**COWICHAN**		
Amenities	**Wheelchair Access, Security System, Thermal Windows, Built In Vacuum, RV Parking, Main Level Entry, Wkshop in House, Sprinkler System, Fully Fenced**		
Site Influences	**View - Mountain, Landscaped**		
Chattels			

Legal & Mortgage

Legal	**LT 21 SEC 3 RGE 7 LD 61 PL VIP 52799**
PID #	**017438497**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

Spacious well maintained main level rancher with full walkout basement. 3850 sq ft total plus a large double garage. Popular area of substantial homes close to town in popular Countryman Estates. Large 0.43 acre lot, very Energy Efficient with Heat Pump & vinyl Thermopane Windows. Main floor 1925 sq ft with new flooring/carpets offers, 3 bedrooms, 3 bathrooms, living room with gas fireplace, dining room & entry foyer with hardwood floors, beautiful kitchen with large eating nook, roomy master bedroom with luxurious ensuite and walk in closet, family room with deck access. Down 1975 sq ft is partially finished with den/4th bedroom, huge rec room, lots of storage & a roughed-in 4th bathroom. Central vacuum system, skylights, lovely fenced yard with sprinkler system, etc. Immaculate move in condition. Very sensibly priced, no GST. Listed By: Sutton Group-Resource Rlty Du

This listing information is provided by
Grant Clement 748-5000
www.clementrealestate.com
Sutton Group-Resource Rlty Du
2610 Beverly Street, Duncan BC www.sutton.com

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