

	<b>7 - 2528 Alexander Street</b>			
	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>\$145</b>
	Sub/Complex	<b>Rockland Place</b>	Possession	<b>TBA</b>
	Type	<b>Condo/Strata</b>	Current Price	<b>\$227,900</b>
	Bldg Char	<b>Townhouse</b>	Sale Price	
	Taxes	<b>\$1,114 2008</b>	Sale Date	
	MLS#	<b>276034</b>		
	Zoning	<b>Multi-Family</b>		
Z. Type	<b>R7A</b>			
Year Built	<b>2007</b>			

Interior		Style		Features	
Age	<b>2</b>	Exterior	<b>Hardi Plank</b>	Flooring	<b>Wall to Wall Carpet, Mixed, Laminate</b>
Bedrooms	<b>2</b>	Roof		Insulation	<b>Walls:Unk Ceil:Unk</b>
Bathrooms	<b>2</b>	Construction	<b>Frame</b>	Fuel	<b>Electric</b>
Ensuite		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>

Complex Information					
Floors In Bldg	<b>2</b>	Levels Per Unit	<b>2</b>	Units In Bldg	<b>4</b>
Air Conditioning	<b>None</b>	Units in Complex	<b>14</b>	Display Suite #	
Laundry	<b>In Unit</b>				
Fee Incl	<b>Management, Maintenance</b>				
Shared Amenities					
Outdoor Area	<b>One Patio, Private Yard</b>				

Rooms (Fin. Sqft.: 974 Total Sqft.: 974)					Exterior Features	
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)
Entrance					Depth (Ft)	Lot Area (Sqft)
Living		<b>12X16</b>			Lot Size	
Dining		<b>7X7</b>			Parking	<b>Open</b>
Kitchen		<b>12'8X10</b>			Elementary	<b>ALEXANDER ST</b>
Mast BR			<b>13'4X12</b>		Middle	<b>QUAMICHAN</b>
Bathroom		<b>2PC</b>	<b>4PC</b>		Secondary	<b>COWICHAN</b>
Bedroom			<b>11'10X10'5</b>		Amenities	<b>Thermal Windows, Kitchen Built-in(s), Main Level Entry, Sprinkler System, Fully Fenced</b>
					Site Influences	<b>Central location, View - Mountain, Shopping Nearby, Recreation Nearby, Landscaped, Level Lot, Underground Services, Pets Allowed</b>
					Chattels	
					Legal & Mortgage	
					Legal	<b>SL 7 LD 45 SEC 18 RGE 7 PL VIS 6219</b>
					PID #	<b>026986221</b>
					Tax Roll #	
					Restrictions	
					Mortgage	<b>Must be Paid Off</b>
Total SqFt		<b>487</b>	<b>487</b>			

**ROCKLAND PLACE, 2 year old Award Winning townhouse. Maintenance Free Living. Bonus No GST. Professionally designed, built & decorated by award winning Suncraft Construction. 974 sq ft, 2 bedroom 2 bathroom. pets and rentals allowed. Central location, walk to everything: shopping, community centre, new pool. library, Vancouver Island University etc. Features include 5 appliances, Stainless Steel, stove, fridge, dishwasher, white stacking washer/dryer. Window blinds & screens. Hardi plank exterior siding with wood accents. Timber framed entrance with fir front door. Private Fenced Yard and full Crawl Space for Extra Storage. 1 Parking stall + guest parking. 2/5/10 new home warranty, Low E Thermo Windows, 30 year fibreglass shingle roof. Outstanding Value and a great lifestyle. Listed By: Sutton Group-West Coast Realty**



This listing information is provided by  
**Grant Clement (250) 748-5000**  
[www.clementrealestate.com](http://www.clementrealestate.com)  
 Sutton Group-West Coast Realty  
 2610 Beverly Street, Duncan BC [www.sutton.com](http://www.sutton.com)

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