



721 Marchmont Road			
Zone	Zone 3- Duncan	Status	Active
Sub Area	Z3 Duncan	Title	Freehold
City	Duncan	Strata Fee	
Type	Single Family	Possession	TENANCY
Bldg Char	Rancher	Current Price	\$223,900
Taxes	\$1,684 2006	Sale Price	
MLS#	242805	Sale Date	
Zoning	Single Family		
Z. Type	R1		

Interior		Style		Features		
Age	UN	Exterior	Vinyl	Flooring	Mixed	
Bedrooms	3	Roof	Asphalt Shingle	Insulation	Walls-Yes Ceil-Yes	
Bathrooms	1	Construction	Frame	Fuel	Electric	
Ensuite		Foundation	Yes	Heating	Baseboard	
# Fireplaces	1	Basement	Crawl	Water	Municipal	
Fireplace Type	Woodstove	Bsmt Devel		Sewer	Connected	
Rooms (Fin. Sqft.: 1,068 Total Sqft.: 1,068)				Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres) 0.18
Entrance					Depth (Ft)	Lot Area (Sqft) 7,750
Living		18'1X10'7			Parking	Other Lot Size 7750
Dining		10'7X8'3				sq.ft.
Kitchen		10'3X13'2			Elementary	ALEXANDER
Mast BR		10'7X9'9			Middle	QUAMICHAN
Bathroom		4PC			Secondary	COWICHAN
Bedroom		10'6X7'2			Amenities	Garden Area, Wkshop-Detached, RV Parking
Bedroom		11X7'1			Site Influences	Southern Exp, Low Maint Yard, Curb & Gutter, Sidewalk, Landscaped
Laundry/Uti		6'9X5'9			Chattels	
					Legal & Mortgage	
					Legal	LT 2A SEC 17 RGE 7 LD 45 PL 1345 EXC PL 38757
					PID #	000040622
					Tax Roll #	
					Restrictions	
					Mortgage	No Fin. Encumbrances
Total SqFt		1,068				

Charming 1068 sqft 3 bedroom rancher centrally located. Brand New 30 yr fiberglass shingle Roof. Recently updated including hardwood and laminate flooring, fresh paint, remodeled kitchen and bath with soaker tub, new slate fireplace with approved woodstove. Bonus separate newer 12x18 wired and plumbed shop. 2 road accesses with RV parking. Large flat south exposure yard with fruit trees and pond. Walk to everything, Cowichan River Park, shopping, town, community centre, Malaspina College. A sound investment. 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

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