



This Listing Information has been provided to you by:
SUTTON GROUP-RESOURCE REALTY

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|---|-----------------------------|-------------------|--|---------------------------|-----------------------------------|-----------------------|-----------------|------------------|--|--|
| ant Cl | 8073 Spinnaker Drive | Unit: | MLS#: | 192851 | Status: | Active | List Price: | \$144,900 | | |
| Area: | Zone 3- Duncan | | Taxes: | \$1,565 | For Year: | 2004 | Sale Price: | | | |
| Sub Area: | Z3 Crofton | | Zoning: | R3 | PID#: | 18182259 | Sale Date: | | | |
| Type: | Half Duplex | Cross St.: | Zoning Type: | Duplex | Tax Roll#: | | | | | |
| Bldg Char.: | Grd Lev Ent-main up | | Construction: | Frame | | | Possession: | TBA | | |
| Frontage: | Acres: | 0.09 | Foundation: | Yes | | | Title To | Freehold | | |
| Depth: | Sqft: | 3,859 | Exterior: | Stucco | | | | | | |
| Bedrooms: | Lot Size: | 0.09 acres | Roof: | Asphalt Shingle | | | | | | |
| Bathrooms: | Strata Fee: | | Flooring: | Mixed | | | | | | |
| Ensuite: | Age: | 7 | Insulation: | Walls-Yes Ceil-Yes | | | | | | |
| Sub./Complex: | | | Basement: | Full | Dev.: | Fully Finished | | | | |
| Fuel: | Electric | | Elementary: | Crofton | | | # Fireplaces: | | | |
| Heating: | Baseboard | | Middle: | Mt Prevost | | | Fireplace Type: | | | |
| Water: | Municipal | | Secondary: | Cowichan | | | | | | |
| Sewer: | Connected | | Parking: | Carport - Single | | | | | | |
| Room Sizes rounded to nearest ft Finished Area: 1,500 Total Area.: 1,500 | | | Legal: LT B VIS 2669 LD 63 SEC 20 RGE 3 | | | | | | | |
| Floors | Down | Main | Up | Other | Amenities: Thermal Windows | | | | | |
| Total SqFt | 655 | 845 | | | Site Influences: | | | | | |
| Living | | 13x19 | | | Chattels: | | | | | |
| Dining | | 11x8 | | | Mortgage: Must be Paid Off | | | | | |
| Kitchen | | 10x10 | | | Restrictions: | | | | | |
| Mast BR | 15x13 | | | | | | | | | |
| Bathroom | | 4pc | | | | | | | | |
| Ensuite | 4pc | | | | | | | | | |
| Bedroom | | 10x11 | | | | | | | | |
| Other | 7x8 | | | | | | | | | |
| Bedroom | | 13x11 | | | | | | | | |
| Laundry/Util | 9x8 | | | | | | | | | |

Crofton, 7 year old duplex fully finished. Large, level yard, 3 bedrooms, 2 full baths. Close to the Crofton sea wall, marina, Saltspring Island ferry & downtown. Sea view from the bedrooms. An excellent opportunity.

Listing Office: **Sutton Group-Resource Realty**