

	Lt 2 Avondale Place			
	Zone	<b>Zone 3- Duncan</b>	Status	<b>Active</b>
	SubArea	<b>Z3 Duncan</b>	Possession	<b>TBA</b>
	City	<b>Duncan</b>	Title	<b>Freehold</b>
	Type	<b>Lots/Acreage</b>	Current Price	<b>\$110,000</b>
	Prop Type		Sale Price	
	MLS#	<b>277083</b>	Sale Date	
	Taxes			
	Zoning	<b>R3</b>		
	Zoning Type	<b>Single Family</b>		

#### Lot Features

Width (Ft)	Subdivision	
Depth (Ft)	Water	<b>Municipal</b>
Lot Area (SqFt) <b>5,974</b>	Sewer	<b>Connected</b>
Lot Area (Acres) <b>0.14</b>	Elementary	<b>DRINKWATER</b>
Lot Size <b>5974 sq.ft.</b>	Middle	<b>QUAMICHAN</b>
Strata Fee	Secondary	<b>COWICHAN</b>
Access By		
Site Influences	<b>View - Mountain, Curb &amp; Gutter, Recreation Nearby, No Thru Road, Hydro to Lot, Road - Paved, Phone to Lot, Level Lot, Pets Allowed, Natural Gas to Lot</b>	

#### Legal & Mortgage

Legal	<b>PROPOSED LT 2 OF LT 1 SEC 20 RGE 4 QUAMICHAN DIST PL 6401</b>
PID #	<b>000000000</b>
Tax Roll #	
Restrictions	
Prospectus	
Mortgage	

**New lot near the Cowichan Hospital. Level, bright, fully serviced, easy to build on. Quiet no through road on public transit. Minutes from town, hospital, shopping, schools, recreation, community centre including new library and pool, Vancouver Island University, etc. Save thousands in building costs with this flat property, no hidden excavation and foundation expenses, excellent value by Lamont Lands Inc. 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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