

	Lt 3 Avondale Place			
	Zone	Zone 3- Duncan	Status	Active
	SubArea	Z3 Duncan	Possession	TBA
	City	Duncan	Title	Freehold
	Type	Lots/Acreage	Current Price	\$120,000
	Prop Type		Sale Price	
	MLS#	277084	Sale Date	
	Taxes			
	Zoning	R3		
	Zoning Type	Single Family		
Lot Features				
Width (Ft)		Subdivision		
Depth (Ft)		Water		Municipal
Lot Area (SqFt) 6,994		Sewer		Connected
Lot Area (Acres) 0.16		Elementary		DRINKWATER
Lot Size 6994 sq.ft.		Middle		QUAMICHAN
Strata Fee		Secondary		COWICHAN
Access By				
Site Influences	View - Mountain, Curb & Gutter, Recreation Nearby, No Thru Road, Hydro to Lot, Road - Paved, Phone to Lot, Level Lot, Pets Allowed, Natural Gas to Lot			
Legal & Mortgage				
Legal	PROPOSED LT 3 OF LT 1 SEC 20 RGE 4 QUAMICHAN DIST PL 6401			
PID #	000000000			
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. Large enough for a legal suite however North Cowichan would have to allow a variance on the frontage requirement for legal suites. Excellent value by Lamont Lands Inc. Listed By: Sutton Group-West Coast Realty				



This listing information is provided by
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www.clementrealestate.com
 Sutton Group-West Coast Realty
 2610 Beverly Street, Duncan BC www.sutton.com

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