

	Lt 4 Avondale Place			
	Zone	Zone 3- Duncan	Status	Active
	SubArea	Z3 Duncan	Possession	TBA
	City	Duncan	Title	Freehold
	Type	Lots/Acreage	Current Price	\$125,000
	Prop Type		Sale Price	
	MLS#	277085	Sale Date	
Taxes				
Zoning	R3			
Zoning Type	Single Family			

Lot Features

Width (Ft)	Subdivision	
Depth (Ft)	Water	Municipal
Lot Area (SqFt) 7,883	Sewer	Connected
Lot Area (Acres) 0.18	Elementary	DRINKWATER
Lot Size 7883 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 4 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 duplex however North Cowichan would have to allow a variance on the frontage requirement for duplexes or 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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