

	1 - 941 Trunk Road				
	Zone	Zone 3- Duncan		Status	Active
	Sub Area	Z3 Duncan		Title	Strata
	City	Duncan		Strata Fee	\$93
	Sub/Complex	The Cedar Side		Possession	TBA
	Type	Condo/Strata		Current Price	\$249,900
	Bldg Char	Townhouse		Sale Price	
	Taxes			Sale Date	
	MLS#	281141			
	Zoning	Multi-Family			
Z. Type	RM1				
Year Built	2009				
Interior		Style		Features	
Age	0	Exterior	Hardi Plank	Flooring	Wall to Wall Carpet, Ceramic Tile, Wood
Bedrooms	2	Roof	Fiberglass Shingle	Insulation	Walls:Yes Ceil:Yes
Bathrooms	3	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Baseboard
# Fireplaces		Basement	Crawl	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected
Complex Information					
Floors In Bldg	2	Levels Per Unit	2	Units In Bldg	4
Air Conditioning		Units in Complex	9	Display Suite #	
Laundry	In Unit				
Fee Incl	Management, Maintenance				
Shared Amenities					
Outdoor Area	One Patio, Private Yard				
Rooms (Fin. Sqft.: 1,260 Total Sqft.: 1,260)				Exterior Features	
Level	Down	Main	Up	Other	
Entrance					Width (Ft)
Living		15'10X11'9			Lot Area (Acres)
Dining		11'10X8			Depth (Ft)
Kitchen		11'10X8			Lot Area (Sqft)
Mast BR		12X11			Lot Size
Bathroom		2PC	3PC		Parking
Garage		19'7X10			Garage - Single
Bedroom			15'10X11		Elementary
Ensuite		4PC			ALEXANDER
Den		10X8			Middle
Store/Wkshp			7X7		QUAMICHAN
					Secondary
					COWICHAN
					Amenities
					Wheelchair Access, Thermal Windows, Main Level Entry, Sprinkler System, Fully Fenced
					Site Influences
					Can Be Rented, Central location, View - Mountain, Shopping Nearby, Curb & Gutter, Recreation Nearby, Level Lot, Pets Allowed, Gated Community
					Chattels
					INCL: STAINLESS STV/FR/DW, MICROWAVE/HOODFAN, WINDOW BLINDS/SCREENS.
					Legal & Mortgage
Total SqFt		916	344		Legal
					SL 1 SEC 17 RGE 7 QUAMICHAN DIST VIS 6820
					PID #
					027962504
					Tax Roll #
					Restrictions
					Mortgage
					Must be Paid Off
<p>The Cedar Side, 9 new deluxe spacious town homes professionally designed, built & decorated. Secure gated entry. Walk to town, shopping, parks, community centre, library, pool, etc. 1260 sqft including 2 large bedrooms, den, 3 full bathrooms, plus a garage, private fenced yard, gas fireplaces, crawlspace for extra storage. Quality craftsman finishing. Wheel chair accessible, stainless steel appliances, in-suite laundry, window blinds and screens. Hardwood floors and cabinets. Pets and rentals ok. No age restrictions. Very energy efficient with Low E thermo windows. Low maintenance with hardiplank siding and fiberglass roof. Covered by 2/5/10 National New Home Warranty. Price is + GST. Excellent value. Completion August 2009. A very special home by Opus Fine Homes Ltd. Listed By: Sutton Group-West Coast Realty</p>					



This listing information is provided by
Grant Clement (250) 748-5000
www.clementrealestate.com
 Sutton Group-West Coast Realty
 2610 Beverly Street, Duncan BC www.sutton.com

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
 Not intended to solicit properties already listed for sale.* Personal Real Estate Corporation

Website Designed by Indemand Sales & Solutions located in Duncan BC. www.indemand.net