4 - 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#	**281144**		
Zoning	**Multi-Family**		
Z. Type	**RM1**		
Year Built	**2009**		

Interior

Age	**0**
Bedrooms	**2**
Bathrooms	**3**
Ensuite	**1**
# Fireplaces	
Fireplace Type	**Natural Gas**

Style

Exterior	**Hardi Plank**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Crawl**
Bsmt Devel	

Features

Flooring	**Wall to Wall Carpet, Ceramic Tile, Wood**
Insulation	**Walls:Yes Ceil:Yes**
Fuel	**Electric**
Heating	**Baseboard**
Water	**Municipal**
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)

Level	Down	Main	Up	Other
Entrance				
Living		**15'10X11'9**		
Dining		**11'10X8**		
Kitchen		**11'10X8**		
Mast BR		**12X11**		
Bathroom		**2PC**	**3PC**	
Garage		**19'7X10**		
Bedroom			**15'10X11**	
Ensuite		**4PC**		
Den		**10X8**		
Store/Wkshp			**7X7**	
Total SqFt		**916**	**344**	

Exterior Features

Width (Ft)	Lot Area (Acres)
Depth (Ft)	Lot Area (Sqft)
Lot Size	
Parking	**Garage - Single**
Elementary	**ALEXANDER**
Middle	**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

Legal	**SL 4 SEC 17 RGE 7 QUAMICHAN DIST VIS 6820**
PID #	**027962539**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

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 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

This listing information is provided by
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www.clementrealestate.com
Sutton Group-West Coast Realty
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