6 - 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	**$229,900**
Bldg Char	**Townhouse**	Sale Price	
Taxes		Sale Date	
MLS#	**281145**		
Zoning	**Multi-Family**		
Z. Type	**RM1**		
Year Built	**2009**		

Interior

Age	**0**
Bedrooms	**2**
Bathrooms	**2**
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	**1**	Levels Per Unit	**1**	Units In Bldg	**5**
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.: 1,022 Total Sqft.: 1,022)

Level	Down	Main	Up	Other
Entrance				
Living		**16'3X14'2**		
Dining		**11'10X10**		
Kitchen		**11'9X9'6**		
Mast BR		**12'6X11**		
Bathroom		**4PC**		
Garage		**19'3X10**		
Bedroom		**11'6X10**		
Ensuite		**4PC**		

Total SqFt	**1,022**

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 6 SEC 17 RGE 7 QUAMICHAN DIST VIS 6820**
PID #	**027962555**
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. 1022 sqft including 2 large bedrooms, 2 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

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