



The <i>IRONWOOD</i> (Lot 11) Falcon Cres			
Zone	Zone 3- Duncan	Status	Active
Sub Area	Z3 Cowichan Cobble Hill	Title	Freehold
City	Cowichan Bay	Strata Fee	
Type	Single Family	Possession	TBA
Bldg Char	M Lev bsmt & 2nd flr	Current Price	\$469,900
Taxes		Sale Price	
MLS#	235234	Sale Date	
Zoning	Single Family		
Z. Type	R3		

Interior		Style			Features		
Age	NEW	Exterior	Other		Flooring	Mixed	
Bedrooms	4	Roof	Fiberglass Shingle		Insulation	Walls-Yes Ceil-Yes	
Bathrooms	3	Construction	Frame		Fuel	Electric	
Ensuite	1	Foundation	Yes		Heating	Forced Air	
# Fireplaces	1	Basement	Full		Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel	Unfinished		Sewer	Connected	
Rooms (Fin. Sqft.: 2,217 Total Sqft.: 3,291)				Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.25
Entrance					Depth (Ft)	Lot Area (Sqft)	10,764
Living		16X18			Parking	Lot Size	10,764 sq.ft.
Dining		11X12			Elementary	BENCH	
Kitchen		10X16			Middle	BONNER	
Mast BR			15X12'4		Secondary	KELSEY	
Bathroom		2PC	4PC		Amenities	Thermal Windows	
Ensuite			4PC		Site Influences	Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby	
Bedroom			12'10X10		Chattels	INCL; Stove, fridge, dishwasher, microwave-hood fan	
Den		10X13'6			Legal & Mortgage		
Bedroom			10'2X10		Legal	LT 11 SEC 5 RGE 4 COWICHAN PL VIP 81580	
Bedroom			10X11		PID #	026783461	
Total SqFt	1,074	1,074	1,143		Tax Roll #		
					Restrictions	Build. Scheme	
					Mortgage	Must be Paid Off	

MAGNIFICENT, SPACIOUS NEW home crafted by "Artisan Properties" 'building dreams' in popular Cowichan Bay Heights off Wilmot Rd. 3291 sqft total including 1074 sqft unfinished basement plus a double garage. 2217 sqft beautifully finished. Main floor features grand entrance, great room, den, large family kitchen-dining area with maple cabinets & island. Appliances included, gas fireplace & barbecue connection. Upstairs are 4 bedrooms including the lovely master bedroom with luxury ensuite, separate tub & shower, walk-in closet, large 10764 sqft lot, level & sunny. Energy efficient electric furnace heat pump ready. Close to shopping, golf, marinas, tennis courts, vineyards, elementary school, parks etc. This first class home is excellent value. Appliances included. 2/5/10 warranty. Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by
Grant Clement 748-5000
www.clementrealestate.com
 Sutton Group-Resource Rlty Du 2610 Beverly Street, Duncan BC



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