



Lt 14 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	2 Storey-M Lev Ent	Current Price	\$379,900
Taxes		Sale Price	
MLS#	230435	Sale Date	
Zoning	Single Family		
Z. Type	R3		
Year Built	2007		

Interior		Style		Features			
Age	NEW	Exterior	Other	Flooring	Mixed		
Bedrooms	3	Roof	Fiberglass Shingle	Insulation	Walls-Yes Ceil-Yes		
Bathrooms	3	Construction	Frame	Fuel	Electric		
Ensuite	1	Foundation	Yes	Heating	Forced Air		
# Fireplaces	1	Basement	Crawl	Water	Municipal		
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected		
Rooms (Fin. Sqft.: 1,755 Total Sqft.: 1,755)				Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.15
Entrance					Depth (Ft)	Lot Area (Sqft)	6,487
Living		15X14			Parking	Lot Size	6,487 sq.ft.
Dining		15X9			Elementary		BENCH
Kitchen		10'6X9'8			Middle		BONNER
Mast BR		14X12			Secondary		KELSEY
Bathroom		2PC	4PC		Amenities		Wheelchair Access, Thermal Windows, Main Level Entry
Ensuite		4PC			Site Influences		Golf Course Near, View - Mountain, Curb & Gutter, Marina Nearby
Family Room			18X10'4		Chattels		INCL: stove, fridge, dishwasher, microwave hood fan
Bedroom			12X11				
Bedroom			10'6X12				
					Legal & Mortgage		
					Legal	LT 14 SEC 5 RGE 4 COWICHAN PL VIP 81580	
					PID #	026783495	
					Tax Roll #		
					Restrictions	Build. Scheme	
					Mortgage	Must be Paid Off	
Total SqFt		1,048	707				

Beautiful, professionally built and designed new home under construction in popular Cowichan Bay Heights. 1755 sq ft finished plus a double garage, 3 bedrooms, 2 full baths + a 2 piece powder room. Vaulted ceiling in great room, laminate hardwood flooring, maple kitchen cabinets. Stove, fridge, dishwasher and microwave hood fan included. 9' ceilings. Main level living, master bedroom on the ground floor with full ensuite and walk in closet. Upstairs are a spectacular large bonus loft overlooking the great room, 2 bedrooms and full bath. Natural gas fireplace and barbeque connection. Energy efficient electric forced air furnace heat pump ready. Hardi-plank siding, 30 year fiberglass shingle roof, level sunny lot close to marinas, golf, shopping, vineyards, etc. Completion August 2007. 2/5/10 New Home Warranty.
Listed By: Sutton Group-Resource Rlty Du



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

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