Lt 20 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	**Rancher**	Current Price	**$359,900**
Taxes		Original Price	**$359,900**
MLS#	**228993**	Sale Price	
Zoning	**Single Family**	Sale Date	
Z. Type	**R3**		

Interior

Age	**NEW**	Exterior	**Other**
Bedrooms	**2**	Roof	**Fiberglass Shingle**
Bathrooms	**2**	Construction	**Frame**
Ensuite	**1**	Foundation	**Yes**
# Fireplaces	**1**	Basement	**Full**
Fireplace Type	**Natural Gas**	Bsmt Devel	**Unfinished**

Style

Flooring	**Mixed**
Insulation	**Walls-Yes Ceil-Yes**
Fuel	**Electric**
Heating	**Forced Air**
Water	**Municipal**
Sewer	**Connected**

Features

Rooms (Fin. Area: 1,800 Total Area: 1,800)

Level	Down	Main	Up	Other
Entrance				
Living		**13X16**		
Dining		**12X10**		
Kitchen		**14X11**		
Mast BR		**13X13**		
Bathroom		**4PC**		
Ensuite		**4PC**		
Family Room			**16X20**	
Bedroom		**10X10**		
Laundry/Uti		**6'2X9**		
Total SqFt		**1,475**	**325**	

Exterior Features

Width (Ft)		Lot Area (Acres)	**0.16**
Depth (Ft)		Lot Area (Sqft)	**7,180**
Parking	**Garage - Double**	Lot Size	**7,180 sq.ft.**
Elementary	**Bench**		
Middle	**Bonner**		
Secondary	**Kelsey**		
Amenities	**Wheelchair Access, Thermal Windows, RV Parking, Main Level Entry**		
Site Influences	**Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby**		
Chattels	**INCL; Front yard landscaping**		

Legal & Mortgage

Legal	**LT 20 SEC 5 RGE 4 COWICHAN PL VIP 81580**
PID #	**026783550**
Tax Roll #	
Restrictions	**Build. Scheme**
Mortgage	**Must be Paid Off**

New deluxe level entry home under construction in popular Cowichan Bay Heights. 1800 sqft finished. Main floor is 1475 sqft, plus, a 325 sft bonus room over the large double garage. Features include; family/bonus room, 3 bedrooms, 2 full bathrooms, hardwood floors, natural gas fireplace in the spacious living room, front yard landscaping, RV parking. Energy efficient electric forced air furnace heat pump ready. Attractive & durable hardi-plank siidng. Large, sunny 7180 sqft lot backing onto scenic farm fields. 10 year new home warranty. Completion Feb 2007. Quality by Chris Clement Construction.

Listed By: Sutton Group-Resource Rlty Du

This listing information is provided by
Grant Clement 748-5000
SUTTON GROUP-RESOURCE REALTY 2610 Beverly Street, Duncan BC
http://www.clementrealestate.com10 Beverly Street, Duncan BC

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.
New real estate listing, Lot 20 Falcon Cres in Cowichan Bay of the Cowichan Valley B.C. Canada listed by Duncan realtor Grant Clement. If you are looking for a real estate agent in Duncan or the Cowichan Valley that can help you buy or sell your new home, please give Grant Clement a call! Lot 20 Falcon Cres has been listed by Duncan's top realtor Grant Clement of Sutton Group Realty.

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