6340 Ardea Place

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Duncan**	Title	**Freehold**
City	**Duncan**	Strata Fee	
Sub/Complex	**Herons Wood**	Possession	**TBA**
Type	**Single Family**	Current Price	**$319,900**
Bldg Char	**2 Storey-Main Lev Ent**	Sale Price	
Taxes		Sale Date	
MLS®	**284065**		
Zoning	**Single Family**		
Z. Type	**R3**		
Year Built	**2009**		

Interior

Age	**0**
Bedrooms	**4**
Bathrooms	**3**
Ensuite	**1**
# Fireplaces	**1**
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	**Heat Pump**
Water	**Municipal**
Sewer	**Connected**

Complex Information

Floors In Bldg	Levels Per Unit	Units In Bldg
Air Conditioning	Units in Complex	Display Suite #
Laundry		
Fee Incl		
Shared Amenities		
Outdoor Area		

Dimensions (Fin. Sqft.: 1,612 Total Sqft.: 1,612)

Levels	Down	Main	Up	Other
Total SqFt		**979**	**633**	
Living Room		**14'6X16'2**		
Dining Room		**14'6X10**		
Master Bedroom		**11'8X14**		
Kitchen		**10X11**		
Bedroom			**11'8X11'8**	
Bedroom			**11'6X11**	
Bedroom			**10X10'6**	
Garage		**20X12'6**		
Ensuite		**4PC**		
Bathroom		**2PC**	**4PC**	

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.10**
Depth (Ft)	Lot Area (Sqft)	**4,529**
Lot Size	**4529 sq.ft.**	
Parking	**Garage - Single**	
Elementary	**DRINKWATER**	
Middle	**PREVOST**	
Secondary	**COWICHAN**	
Amenities	**Thermal Windows**	
Site Influences	**Golf Course Nearby, Low Maint Yard, Curb & Gutter, No Thru Road, Underground Services**	
Chattels	**INCL; STAINLESS STEEL; STV/FR/DW**	

Legal & Mortgage

Legal	**LT 21 SEC 2 RGE 4 SOMENOS PL VIP 84522**
PID #	**027431240**
Tax Roll #	
Restrictions	**Build. Scheme**
Mortgage	**Must be Paid Off**

Outstanding Value. Deluxe 4 Bedroom, 3 bathroom. New home in popular Heron Woods off Lane Rd. Ready for Immediate Occupancy. Quiet No-Thru Road. 1612 sq ft finished plus a large single garage. Hardwood and Tile floors, Maple Kitchen Cabinets with Stainless Appliances included. Gas fireplace. Master bedroom with full Ensuite on the main with an additional 3 bedrooms up. Soaring vaulted ceiling in the great room and master bedroom. Very Energy Efficient with Heat Pump and Low E Thermo Windows. Hardi plank exterior, 30 year fibreglass shingle roof. 2/5/10 National New Home Warranty. Best value, price is plus GST. Outstanding value by Joga Developments Ltd. Listed By: Sutton Group-West Coast Realty

This listing information is provided by
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Sutton Group-West Coast Realty
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