



Lt 29 Falcon Cres			
Zone	<b>Zone 3- Duncan</b>	Status	<b>Active</b>
Sub Area	<b>Z3 Cowichan Cobble Hill</b>	Title	<b>Freehold</b>
City	<b>COWICHAN BAY</b>	Strata Fee	
Type	<b>Single Family</b>	Possession	<b>TBA</b>
Bldg Char	<b>2 Storey-M Lev Ent</b>	Current Price	<b>\$359,900</b>
Taxes		Original Price	<b>\$359,900</b>
MLS#	<b>225748</b>	Sale Price	
Zoning	<b>Single Family</b>	Sale Date	
Z. Type	<b>R3</b>		

Interior		Style		Features	
Age	<b>NEW</b>	Exterior	<b>Other</b>	Flooring	<b>Mixed</b>
Bedrooms	<b>3</b>	Roof	<b>Fiberglass Shingle</b>	Insulation	<b>Walls-Yes Ceil-Yes</b>
Bathrooms	<b>3</b>	Construction	<b>Frame</b>	Fuel	<b>Electric</b>
Ensuite	<b>1</b>	Foundation	<b>Yes</b>	Heating	<b>Forced Air</b>
# Fireplaces	<b>1</b>	Basement	<b>Crawl</b>	Water	<b>Municipal</b>
Fireplace Type	<b>Natural Gas</b>	Bsmt Devel		Sewer	<b>Connected</b>
Rooms (Fin. Area: 1,650 Total Area: 1,650)			<b>Exterior Features</b>		
Level	Down	Main	Up	Other	Width (Ft)
Entrance					Depth (Ft)
Living		<b>18X14</b>			Parking
Dining		<b>10X12'6</b>			Elementary
Kitchen		<b>12'8X14</b>			Middle
Mast BR			<b>14X14</b>		Secondary
Bathroom		<b>2PC</b>	<b>4PC</b>		Amenities
Ensuite			<b>4PC</b>		Site Influences
Bedroom			<b>9'4X10</b>		Chattels
Laundry/Uti		<b>9X9</b>			
Bedroom			<b>10X10'2</b>		
			<b>Legal &amp; Mortgage</b>		
<b>Total SqFt</b>			<b>831</b>		
			<b>819</b>		
			<b>Legal</b>		
			<b>PID #</b>		
			<b>Tax Roll #</b>		
			<b>Restrictions</b>		
			<b>Mortgage</b>		
			<b>LT 29 SEC 5 RGE 4 COWICHAN PL VIP 81580</b>		
			<b>026783649</b>		
			<b>May Assum with qual.</b>		

New 2 storey home under construction in popular Cowichan Bay Heights. Close to park with tennis court, marinas, golf, vineyards, shopping and schools. 3 bedrooms, 3 bathrooms 1650 sq ft finished plus double garage. Sunny, level, South exposure lot bordering on farm fields. Farm and mountain views. Main level has 9 ft ceilings in great room, dining and kitchen. Beautiful finishing including hardwood and ceramic tile floors. Kitchen island. Energy efficient electric forced air furnace, heat pump ready. Innovation and quality by Jason Powell Holdings. 10 Year New Home Warranty. Completion May 07.

**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.com>

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