



The KATSURA (Lot 30) 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	\$399,900
Taxes		Sale Price	
MLS#	232924	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.: 1,864 Total Sqft.: 1,864)				Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.12
Entrance					Depth (Ft)	Lot Area (Sqft)	5,270
Living		16'4X15'10			Parking	Garage -	5,270
Dining		12'6X11'2				Double	sq.ft.
Kitchen		11X16			Elementary	BENCH	
Mast BR		13'8X13'2			Middle	BONNER	
Bathroom		2PC	4PC		Secondary	KELSEY	
Ensuite		4PC			Amenities	Wheelchair Access, Thermal	
Family Room			12'6X13'6		Site Influences	Windows, Main Level Entry	
Bedroom			13X10'6			Golf Course Near, View - Mountain,	
Bedroom			10'8X10'6			Southern Exp, Curb & Gutter, Marina	
					Chattels	Nearby	
						INCL: fridge/stove, dishwasher,	
						microwave/hood fan	
					Legal & Mortgage		
					Legal	LT 30 SEC 5 RGE 4 COWICHAN DIST	
						PL VIP 81580	
					PID #	026783657	
					Tax Roll #		
					Restrictions	Build. Scheme	
					Mortgage	Must be Paid Off	
Total SqFt		1,142	722				

Stylish design, spacious new home under construction in popular Cowichan Bay Heights. 1864 sq ft beautifully finished. 3 bedrooms, 3 bathrooms plus a double garage. Master bedroom on the main floor with a deluxe ensuite featuring separate tub & shower. Upstairs are an additional 2 bedrooms, bathroom & spectacular bonus loft overlooking the great room. Natural gas fireplace and patio barbeque connection. Large kitchen with eating area. Stove, fridge, dishwasher, microwave-hoodfan included. Energy efficient forced air electric furnace heat pump ready, 30 year fiberglass shingle roof. Durable & attractive hardi-plank siding. Level, sunny, south exposure lot bordering on farm land. 2/5/10 New Home Warranty. Very well priced for a home of this caliber.

Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by
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