



Lt 32 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	Original Price	\$384,900
Taxes		Sale Price	
MLS#	231616	Sale Date	
Zoning	Single Family		
Z. Type	R3		

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.: 1,705 Total Sqft.: 1,705)				Exterior Features	
Level	Down	Main	Up	Other	
Entrance		12X8'3			Width (Ft)
Living		14X16'6			Depth (Ft)
Dining		10X10			Parking
Kitchen		13'3X17			Garage - Double
Mast BR			15'6X13'3		Elementary
Bathroom		2PC	4PC		BENCH
Ensuite			4PC		Middle
Bedroom			10'6X11'6		BONNER
Bedroom			11'7X10'9		Secondary
Laundry/Utli		6X10'9			KELSEY
					Amenities
					Thermal Windows
					Site Influences
					Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby
					Chattels
					Legal & Mortgage
					Legal
					LT 32 SEC 5 RGE 4 COWICHAN PL VIP 81580
					PID #
					026783673
					Tax Roll #
					Restrictions
					Build. Scheme
					Mortgage
					Must be Paid Off
Total SqFt		905	800		

Beautiful new home under construction in popular Cowichan Bay Heights. 1705 sqft, 3 bedrooms, 3 bathrooms, great room with gas fireplace & double garage. Features include new deluxe finishing, hardwood floors, maple kitchen cabinets with island & pantry, master bedroom with full ensuite, soaker tub & separate shower. Energy efficient electric forced air furnace, heat pump ready. Hardi-plank exterior siding with stone & wood accents. Level, sunny, south exposure lot bordering on farm fields. Close to shopping, marinas, golf, vineyards, elementary school etc. 10 year new home warranty. Completion July 2007. Innovation & quality by Jason Powell Holdings.

Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by
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www.clementrealestate.com
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