

	Lt 38 Falcon Cres			
	Zone	Zone 3- Duncan	Status	Active
	SubArea	Z3 Cowichan Cobble Hill	Possession	TBA
	City	Cowichan Bay	Title	Freehold
	Type	Lots/Acreage	Current Price	\$149,900
	Prop Type		Sale Price	
	MLS#	271908	Sale Date	
	Taxes	\$1,025 2008		
Zoning	R3			
Zoning Type	Single Family			
Lot Features				
Width (Ft)	Subdivision	Cowichan Bay Heights		
Depth (Ft)	Water	Municipal		
Lot Area (SqFt) 5,050	Sewer	Connected		
Lot Area (Acres) 0.12	Elementary	BENCH		
Lot Size 5050 sq.ft.	Middle	BONNER		
Strata Fee	Secondary	KELSEY		
Access By				
Site Influences	Golf Course Nearby, View - Ocean, Southern Exp, Curb & Gutter, Recreation Nearby, Hydro to Lot, Road - Paved, Phone to Lot, Underground Services, Marina Nearby, Natural Gas to Lot			
Legal & Mortgage				
Legal	LT 38 SEC 5 RGE 4 COWICHAN PL VIP 81580			
PID #	026783738			
Tax Roll #				
Restrictions				
Prospectus				
Mortgage	Must be Paid Off			
Beautiful lot in popular Cowichan Bay Heights off Wilmot Road, Cowichan Bay, south east Vancouver Island. Sea and mountain views into the end of Cowichan Bay. Full underground servicing including hydro, phone, cable, water, sewer, storm, natural gas, curbs & gutters, street lights. Close to marinas, golf, parks, tennis courts, shopping ,vineyards, schools etc. 5 minutes from Duncan or Mill Bay, 35 minutes to Victoria. Public commuter transit available to Victoria. A great place to live. Bonus, no GST. Listed By: Sutton Group-West Coast Realty				



This listing information is provided by
Grant Clement (250) 748-5000
www.clementrealestate.com
 Sutton Group-West Coast Realty
 2610 Beverly Street, Duncan BC www.sutton.com

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