



The **HEMLOCK (Lt 3) 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	Grd Lev Ent-main up	Current Price	\$399,900
Taxes		Sale Price	
MLS#	235231	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	2	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Forced Air
# Fireplaces	1	Basement	Full	Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel	Partly Finished	Sewer	Connected

Rooms (Fin. Sqft.: 1,900 Total Sqft.: 2,810)					Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.16
Entrance					Depth (Ft)	Lot Area (Sqft)	6,792
Living		14'8X15			Parking	Lot Size	6,792 sq.ft.
Dining		11'3X12			Garage -		
Kitchen		10X9			Double		
Mast BR		14X14			Elementary	BENCH	
Bathroom		4PC			Middle	BONNER	
Ensuite		4PC			Secondary	KELSEY	
Den	11'6X8'4				Amenities	Thermal Windows	
Bedroom		12X10			Site Influences	Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby	
Laundry/Uti	8'4X8'4				Chattels	INCL; Stove, fridge, dishwasher, microwave-hood fan	
Bedroom		10'6X10					
Eating Nook		10X9					
Family Room		14X12'6					
Total SqFt	1,242	1,568					

Deluxe, spacious new home crafted by "Artisan Properties", 'building dreams' in popular Cowichan Bay Heights, off Wilnot Rd, 2810 sqft total including basement plus a double garage. 1900 sqft beautifully finished plus bonus 910 sqft unfinished basement. Main floor has 3 bedrooms, 2 full bathrooms plus a family room. Gas fireplace & barbecue connection, maple kitchen cabinets, energy efficient electric forced air furnace heat pump ready. The basement features the entry hall, den & laundry room plus room for more bedrooms, rec room etc. Level sunny lot close to shopping, golf, marinas, tennis courts, vineyards, elementary school, parks etc. A first class home, very well priced. 10 year new home warranty, appliances included. Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by
Grant Clement 748-5000

www.clementrealestate.com

[Sutton Group-Resource Rlty Du](#) 2610 Beverly Street, Duncan BC



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