Lt 43 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	**$409,900**
Taxes		Sale Price	
MLS#	**234585**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R3**		

Interior

Age	**NEW**
Bedrooms	**4**
Bathrooms	**3**
Ensuite	**1**
# Fireplaces	**1**
Fireplace Type	**Natural Gas**

Style

Exterior	**Other**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	
Bsmt Devel	**Fully Finished**

Features

Flooring	**Mixed**
Insulation	**Walls-Yes Ceil-Yes**
Fuel	**Electric**
Heating	**Heat Pump**
Water	**Municipal**
Sewer	**Connected**

Rooms (Fin. Sqft.: 2,569 Total Sqft.: 2,569)

Level	Down	Main	Up	Other
Entrance				
Living		**15X19'6**		
Dining		**12X10**		
Kitchen		**9X11'6**		
Mast BR		**13X15**		
Bathroom	**4PC**	**4PC**		
Ensuite		**4PC**		
Bedroom		**10'8X12**	**24'6X14**	
Laundry/Uti			**7X8'6**	
Bedroom		**10X11'8**		
Family Room			**17'8X24**	
Total SqFt	**1,123**	**1,446**		

Exterior Features

Width (Ft)		Lot Area (Acres)	**0.15**
Depth (Ft)		Lot Area (Sqft)	**6,728**
Parking	**Garage - Double**	Lot Size	**6,728 sq.ft.**
Elementary	**BENCH**		
Middle	**BONNER**		
Secondary	**KELSEY**		
Amenities	**Thermal Windows**		
Site Influences	**Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby**		
Chattels			

Legal & Mortgage

Legal	**LT 43 SEC 5 RGE 4 COWICHAN DIST PL VIP 81580**
PID #	**026783789**
Tax Roll #	
Restrictions	**Build. Scheme**
Mortgage	**Must be Paid Off**

New spacious house under construction in popular Cowichan Bay Heights, off Wilmot Rd. Ocean and mountain views, 2569 sqft total. The main floor has 3 bedrooms, 2 full bathrooms including a jetted tub in the main bath, hardwood floors, maple kitchen cabinets with island, vaulted ceilings & large deck to enjoy the view. the ground level basements is fully finished with beautiful entry hall, laundry room, full bathroom, large family room and oversized bedroom. Energy efficient heat pump air conditions and heats. 10 year new home warranty. Completion June 2007. Outstanding value by Joga Developments.
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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