



Lt 44 Falcon Cres			
Zone	<b>Zone 3- Duncan</b>	Status	<b>Active</b>
Sub Area	<b>Z3 Cowichan Cobble Hill</b>	Title	<b>Freehold</b>
City	<b>COWICHAN BAY</b>	Strata Fee	
Type	<b>Single Family</b>	Possession	<b>TBA</b>
Bldg Char	<b>Grd Lev Ent-main up</b>	Current Price	<b>\$409,900</b>
Taxes		Original Price	<b>\$409,900</b>
MLS#	<b>231311</b>	Sale Price	
Zoning	<b>Single Family</b>	Sale Date	
Z. Type			

Interior				Style		Features	
Age	<b>NEW</b>			Exterior	<b>Other</b>	Flooring	<b>Mixed</b>
Bedrooms	<b>4</b>			Roof	<b>Fiberglass Shingle</b>	Insulation	<b>Walls-Yes Ceil-Yes</b>
Bathrooms	<b>3</b>			Construction	<b>Frame</b>	Fuel	<b>Electric</b>
Ensuite	<b>1</b>			Foundation	<b>Yes</b>	Heating	<b>Heat Pump</b>
# Fireplaces	<b>1</b>			Basement		Water	<b>Municipal</b>
Fireplace Type	<b>Natural Gas</b>			Bsmt Devel		Sewer	<b>Connected</b>
Rooms (Fin. Area: 2,430 Total Area: 2,430)							
Level	Down	Main	Up	Other	<b>Exterior Features</b>		
Entrance					Width (Ft)	Lot Area (Acres)	<b>0.19</b>
Living		<b>12'6X14'4</b>			Depth (Ft)	Lot Area (Sqft)	<b>8,240</b>
Dining		<b>13'4X8</b>			Parking	Lot Size	<b>8,240 sq.ft.</b>
Kitchen		<b>9'4X12'8</b>			Elementary		
Mast BR		<b>14X13</b>			Middle		
Bathroom	<b>4PC</b>	<b>4PC</b>			Secondary		
Ensuite		<b>3PC</b>			Amenities		
Bedroom	<b>23'6X14'4</b>	<b>11'4X9</b>			Site Influences	<b>Golf Course Near, View - Mountain, Southern Exp, Marina Nearby</b>	
Den	<b>10X9</b>				Chattels	<b>INCL; Jetted tub</b>	
Bedroom		<b>11'4X9</b>			<b>Legal &amp; Mortgage</b>		
Laundry/Uti	<b>9X10</b>				Legal	<b>LT 44 SEC 5 RGE 4 COWICHAN PL VIP 81580</b>	
Rec Room	<b>14X24</b>				PID #	<b>026783797</b>	
Other	<b>12X8</b>				Tax Roll #		
Eating Nook		<b>10'8X12'4</b>			Restrictions	<b>Build. Scheme</b>	
Family Room		<b>13'6X14</b>			Mortgage	<b>Must be Paid Off</b>	
<b>Total SqFt</b>	<b>932</b>	<b>1,498</b>					

New spacious house under construction in popular Cowichan Bay Heights, off Wilmot Rd. Sea & mountain views. 2430 sqft total. The main floor has 3 bedrooms, 2 full bathrooms including a jetted tub in the ensuite, family room and large breakfast nook, hardwood floors, maple kitchen cabinets with island, vaulted ceilings & large deck to enjoy the view. The ground level basement is fully finished with beautiful entry hall, den, laundry room, full bathroom, large family room and oversized bedroom. Energy efficient heat pump air conditions and heats. 10 year new home warranty. Completion July 2007. Outstanding vlaue by Joga Developments.

**Listed By: Sutton Group-Resource Rlty Du**



This listing information is provided by  
**Grant Clement 748-5000**  
[Sutton Group-Resource Rlty Du](mailto:Grant.Clement@SuttonGroup-Resource.com) 2610 Beverly Street, Duncan BC

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