



1965 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	Current Price	\$409,900
Taxes		Sale Price	
MLS#	234040	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.: 1,826 Total Sqft.: 1,826)				Exterior Features	
Level	Down	Main	Up	Other	
Entrance					Width (Ft)
Living		13'6X18'4			Depth (Ft)
Dining		10X10			Parking
Kitchen					Garage - Double
Mast BR		14'2X12			Elementary
Bathroom		2PC	4PC		Middle
Ensuite		3PC			Secondary
Bedroom			12X11'6		Amenities
Den		13X11			Wheelchair Access, Thermal Windows, RV Parking, Main Level Entry
Laundry/Uti		6X11			Site Influences
Bedroom			12X11'10		Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby
					Chattels
					Legal & Mortgage
					Legal
					LT 45 SEC 5 RGE 4 COWICHAN PL VIP 81580
					PID #
					026783801
					Tax Roll #
					Restrictions
					Build. Scheme
					Mortgage
					Must be Paid Off
Total SqFt		1,368	468		

Stylish new home under construction in popular Cowichan Bay Heights. Level, sunny lot with mountain and some sea views. 1826 sqft finished, 3 bedrooms, 3 bathrooms, den, double garage. Great layout featuring; main level living with master bedroom. Great room with hardwood floors, vaulted ceilings, gas fireplace. Maple kitchen cabinets with island and pantry. Spacious den off front hall. Upstairs are 2 bedrooms & full bath. Natural gas barbecue connection on covered patio. Wonderful finishing touches. Close to marinas, golf, shopping, schools, parks & vineyards. Professional craftsmanship by Suncraft Construction. 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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