



The <i>LINDEN</i> : 1949 Raptor Place			
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	\$467,900
Taxes		Sale Price	
MLS#	244208	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.: 2,334 Total Sqft.: 2,334)				Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.21
Entrance					Depth (Ft)	Lot Area (Sqft)	9,244
Living		13X17			Parking	Lot Size	9244 sq.ft.
Dining		10X12'6			Elementary		BENCH
Kitchen		10X17			Middle		BONNER
Mast BR		12'6X15			Secondary		KELSEY
Bathroom		2PC	4PC		Amenities	Wheelchair Access, Thermal Windows, RV Parking, Main Level Entry	
Ensuite		4PC			Site Influences	Golf Course Near, View - Mountain, View - Ocean, Southern Exp, Marina Nearby	
Bedroom			12'6X13		Chattels	INCL: stove, fridge, dishwasher, microwave/hood fan	
Bedroom			10X14'6		Legal & Mortgage		
Family Room			15X12		Legal	LT 49 SEC 5 RGE 4 COWICHAN PL 81580	
Eating Nook		12'6X10			PID #	026783843	
Laundry/Utli		9X9			Tax Roll #		
Total SqFt		1,464	870		Restrictions	Build. Scheme	
					Mortgage		

THE LINDEN. Beautiful, spacious, professionally built and designed new home under construction in popular Cowichan Bay Heights. Completion Feb/Mar 2008. Ocean and mountain views. 2334 sq ft finished plus a double garage. 3 bedrooms, 3 bathrooms. Main level living with the master bedroom, walk in closet and luxury ensuite on the main along with the great room featuring gas fireplace and high vaulted ceiling. Dining room plus eating nook. Laminate hardwood flooring, maple kitchen cabinets. Stove, fridge, dishwasher, microwave/hood fan included. The second floor features 2 large bedrooms, full bathroom and family room. 2 road frontages. RV Parking. Energy efficient forced air furnace heat pump ready. Hardi-plank siding, 30 year fiberglass shingle roof. Sunny lot close to marinas, golf, shopping, vineyards, etc. 2/5/10 New Home Warranty. A great home by Artisan Properties Ltd, building dreams.
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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