



The ALDER (Lot 4) 1814 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	Rancher	Current Price	\$349,900
Taxes		Sale Price	
MLS#	234743	Sale Date	
Zoning	Single Family		
Z. Type	R3		

Interior		Style		Features	
Age	NEW	Exterior	Other	Flooring	Mixed
Bedrooms	2	Roof	Fiberglass Shingle	Insulation	Walls-Yes Ceil-Yes
Bathrooms	2	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Forced Air
# Fireplaces	1	Basement	Crawl	Water	Municipal
Fireplace Type	Propane	Bsmt Devel		Sewer	Connected
Rooms (Fin. Sqft.: 1,380 Total Sqft.: 1,380)		Exterior Features			
Level	Down Main Up Other	Width (Ft)		Lot Area (Acres)	0.14
Entrance	5'3X5	Depth (Ft)		Lot Area (Sqft)	6,297
Living	16'2X17	Parking	Garage - Double	Lot Size	6,297 sq.ft.
Dining	9X12	Elementary	BENCH		
Kitchen	10X10	Middle	BONNER		
Mast BR	17X11	Secondary	KELSEY		
Bathroom	4PC	Amenities	Wheelchair Access, Thermal Windows, Built In Vacuum, Main Level Entry		
Ensuite	3PC	Site Influences	Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby		
Bedroom	11X10	Chattels	INCL: stove, fridge, dishwasher, microwave/hood fan		
Den	11'4X9				
Laundry/Uti	6X6'8				
		Legal & Mortgage			
		Legal	LT 4 SEC 5 REG 4 COWICHAN PL VIP 81580		
		PID #	026783398		
		Tax Roll #			
		Restrictions			
		Mortgage	Must be Paid Off		
Total SqFt	1,380				

Stylish new rancher in popular Cowichan Bay Heights off Wilmot Rd. One level living. 1380 sqft with 3 bedrooms, or 2 + den, 2 bathrooms, double garage. Great room with 10 ft ceilings and propane fireplace. Beautiful master bedroom featuring walk in closet, double shower in the ensuite and skylight. 9ft ceilings elsewhere. Maple kitchen cabinets, appliances included. Level, sunny lot. Front yard landscaping and rear yard fencing included. Patio has propane connection for barbecue. Close to marinas, golf, shopping, schools, vineyards, etc. 2/5/10 New Home Warranty. Very well priced.
 Listed By: Sutton Group-Resource Rlty Du



This listing information is provided by
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www.clementrealestate.com
 Sutton Group-Resource Rlty Du 2610 Beverly Street, Duncan BC



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