The *Katsura*, Lt 50 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	**$414,900**
Taxes		Sale Price	
MLS#	**241348**	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.: 1,864 Total Sqft.: 1,864)

Level	Down	Main	Up	Other
Entrance				
Living		**16'4X15'10**		
Dining		**12'6X11'2**		
Kitchen		**11X16**		
Mast BR		**13'8X13'2**		
Bathroom		**2PC**	**4PC**	
Ensuite		**4PC**		
Family Room			**12'6X13'6**	
Bedroom			**13X10'6**	
Bedroom			**10'8X10'6**	
Total SqFt		**1,142**	**722**	

Exterior Features

Width (Ft)		Lot Area (Acres)	**0.20**
Depth (Ft)		Lot Area (Sqft)	**8,611**
Parking	**Garage - Double**	Lot Size	**8611 sq.ft.**
Elementary	**BENCH**		
Middle	**BONNER**		
Secondary	**KELSEY**		
Amenities	**Wheelchair Access, Thermal Windows, RV Parking, Main Level Entry**		
Site Influences	**Golf Course Near, Curb & Gutter, Marina Nearby**		
Chattels	**INCL; Fridge, stove, dishwasher, microwave-hood fan**		

Legal & Mortgage

Legal	**LT 50 SEC 5 RGE 4 COWICHAN PL VIP 81580**
PID #	**026783851**
Tax Roll #	
Restrictions	
Mortgage	**Must be Paid Off**

The Katsura, professionally built & designed new home under construction in popular Cowichan Bay heights off Wilmot Rd. Completion Jan/Feb 2008. 1864 sqft beautifully finished, 3 bedrooms, 3 bathrooms plus a double garage. Main level living with the master bedroom on the ground floor, luxurious ensuite & walk-in closet. Upstairs are 2 bedrooms, bathroom & spectacular bonus loft overlooking the great room. Natural gas fireplace & barbecue connection. Kitchen with eating area, stove, fridge, dishwasher, microwave, hood fan included. Electric furnace heat pump ready. 30- year fibreglass shingle roof. Hardiplank siding with rock accents. Sunny lot fronting on 2 roads, R V parking. 2/5/10 new home warranty. A first class home by Artisan Properties, "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

ARTISAN PROPERTIES
BUILDING DREAMS

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