



The Cotton Lt 51 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	\$399,900
Taxes		Sale Price	
MLS#	241346	Sale Date	
Zoning	Single Family		
Z. Type	R3		
Year Built	2007		

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.: 1,755 Total Sqft.: 1,755)					Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.17
Entrance					Depth (Ft)	Lot Area (Sqft)	7,384
Living		15X14			Parking	Garage	7384
Dining		15X9				-	sq.ft.
Kitchen		10'6X9'8				Double	
Mast BR		14X12			Elementary	BENCH	
Bathroom		2PC	4PC		Middle	BONNER	
Ensuite		4PC			Secondary	KELSEY	
Family Room			18X10'4		Amenities	Wheelchair Access, Thermal Windows, Main Level Entry	
Bedroom			12X11		Site Influences	Golf Course Near, Curb & Gutter, Marina Nearby	
Bedroom			10'6X12		Chattels	INCL; Stove, fridge, dishwasher, microwave-hood fan	
					Legal & Mortgage		
Total SqFt		1,048	707		Legal	LT 51 SEC 5 RGE 4 COWICHAN PL VIP 81580	
					PID #	026783860	
					Tax Roll #		
					Restrictions	Build. Scheme	
					Mortgage	Must be Paid Off	

The Cotton, professionally built & designed new home under construction in Cowichan Bay Heights off Wilmot Rd. Completion Jan/Feb 2008. 1755 sqft beautifully finished plus a double garage. 3 bedrooms, 3 bathrooms. Main level living with the master bedroom, luxurious ensuite & walk-in closet on the ground floor. Upstairs, are 2 bedrooms & spectacular bonus loft overlooking the great room. Maple kitchen cabinets, stove, fridge, dishwasher, microwave-hood fan included. Natural gas fireplace & barbecue connection. Electric furnace heat pump ready, 30 year fibreglass roof, hardiplank siding with rock accents, sunny, level lot. 2/5/10 new home warranty. A first class home by Artisan Properties Ltd, "building dreams".
Listed By: Sutton Group-Resource Rlty Du



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



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