The BIRCH Lt 52 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	**$377,900**
Taxes		Sale Price	
MLS#	**237182**	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.: 1,638 Total Sqft.: 1,638)

Level	Down	Main	Up	Other
Entrance				
Living		**15X16'6**		
Dining		**10'6X11**		
Kitchen		**10'8X11'6**		
Mast BR			**12'4X15'2**	
Bathroom		**2PC**	**4PC**	
Ensuite			**4PC**	
Bedroom			**10X10'8**	
Den		**12'4X12**		
Bedroom			**10X10'8**	
Total SqFt		**878**	**760**	

Exterior Features

Width (Ft)	Lot Area (Acres)	**0.16**
Depth (Ft)	Lot Area (Sqft)	**6,853**
Parking	Lot Size	**6853 sq.ft.**
Elementary	**BENCH**	
Middle	**BONNER**	
Secondary	**KELSEY**	
Amenities	**Thermal Windows**	
Site Influences	**Golf Course Near, View - Mountain, Curb & Gutter, Marina Nearby**	
Chattels	**INCL: fridge/stove, dishwasher, microwave/hood-fan**	

Legal & Mortgage

Legal	**LT 52 SEC 5 RGE 4 COWICHAN DIST PL VIP 81580**
PID #	**026783878**
Tax Roll #	
Restrictions	**Build. Scheme**
Mortgage	**Must be Paid Off**

THE BIRCH-Lot 52 Falcon Crescent, Cowichan Bay Heights. Beautiful professionally built & designed new home under construction in popular Cowichan Bay Heights. Completion Jan 2008. 1638 sqft finished plus a double garage, 3 bedrooms, 2 bathrooms, and a 2 pce powder room. Vaulted ceiling on main floor living area, laminate hardwood flooring, maple kitchen cabinets. Stove, fridge, dishwasher & microwave hood fan included. 9' ceilings. Large master bedroom on 2nd floor with full ensuite & walk-in closet. Natural gas fireplace & barbecue connection. Energy efficient electric forced air furnace heat pump ready. Hardi-plank siding, 30 year fiberglass shingle roof, level sunny lot close to marinas, golf, shopping, vineyards, etc. 2/5/10 New Home Warranty. Quality craftsmanship 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

ARTISAN PROPERTIES
BUILDING DREAMS

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