Lt 54 Falcon Cres

Zone	**Zone 3- Duncan**	Status	**Active**
Sub Area	**Z3 Cowichan Cobble Hill**	Title	**Freehold**
City	**Cowichan**	Strata Fee	
Type	**Single Family**	Possession	**TBA**
Bldg Char	**2 Storey-M Lev Ent**	Current Price	**$387,900**
Taxes		Sale Price	
MLS#	**239582**	Sale Date	
Zoning	**Single Family**		
Z. Type	**R3**		

Interior

Age	**NEW**
Bedrooms	**3**
Bathrooms	**3**
Ensuite	**1**
# Fireplaces	**1**
Fireplace Type	**Natural Gas**

Style

Exterior	**Other**
Roof	**Fiberglass Shingle**
Construction	**Frame**
Foundation	**Yes**
Basement	**Crawl**
Bsmt Devel	

Features

Flooring	**Mixed**
Insulation	**Walls-Yes Ceil-Yes**
Fuel	**Electric**
Heating	**Forced Air**
Water	**Municipal**
Sewer	**Connected**

Rooms (Fin. Sqft.: 1,705 Total Sqft.: 1,705)

Level	Down	Main	Up	Other
Entrance		**12X8'3**		
Living		**14X16'6**		
Dining		**10X10**		
Kitchen		**13'3X17**		
Mast BR			**15'6X13'3**	
Bathroom		**2PC**	**4PC**	
Ensuite			**4PC**	
Bedroom			**10'6X11'6**	
Bedroom			**11'7X10'9**	
Laundry/Uti		**6X10'9**		
Total SqFt		**905**	**800**	

Exterior Features

Width (Ft)		Lot Area (Acres)	**0.15**
Depth (Ft)		Lot Area (Sqft)	**6,420**
Parking	**Garage - Double**	Lot Size	**6420 sq.ft.**
Elementary	**BENCH**		
Middle	**BONNER**		
Secondary	**KELSEY**		
Amenities	**Thermal Windows**		
Site Influences	**Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby**		
Chattels			

Legal & Mortgage

Legal	**LT 54 SEC 5 RGE 4 COWICHAN DISTRICT PL VIP 81580**
PID #	**026783894**
Tax Roll #	
Restrictions	**Build. Scheme**
Mortgage	**Must be Paid Off**

Beautiful new home under construction in popular Cowichan Bay Heights. Completion Dec 2007. Energy efficient Heat Pump heats and air-conditions. 1705 sqft, 3 bedroom, 3 bathroom, great room with gas fireplace & double garage. Features include deluxe finishing, Hardwood floors, Maple kitchen cabinets with island & pantry, master bedroom with full ensuite, soaker tub & separate shower. Large covered rear deck. Hardi-plank exterior siding with stone & wood accents. 30 year fiberglass shingle roof. Level, sunny, south exposure lot. Close to shopping, marinas, golf, vineyards, elementary school etc. 10 year New Home Warranty. Innovation & quality by popular Jason Powell Holdings.
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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