



Lt 57 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#	239659	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	Baseboard		
# Fireplaces	1	Basement	Crawl	Water	Municipal		
Fireplace Type	Natural Gas	Bsmt Devel		Sewer	Connected		
Rooms (Fin. Sqft.: 1,650 Total Sqft.: 1,650)				Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.15
Entrance		10'8X8'6			Depth (Ft)	Lot Area (Sqft)	6,420
Living		18X14			Parking	Garage	Lot Size
Dining		12'6X10				-	6420
Kitchen		14X12'6					sq.ft.
Mast BR			14X14			Double	
Bathroom		2PC	4PC		Elementary	BENCH	
Ensuite			4PC		Middle	BONNER	
Bedroom			9'4X10		Secondary	KESLEY	
Bedroom			10X10'2		Amenities	Thermal Windows, Main Level Entry	
Laundry/Uti		9X8'8			Site Influences	Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby	
					Chattels		
						Legal & Mortgage	
					Legal	LT 57 SEC 5 RGE 4	
						COWICHAN PL VIP 81580	
					PID #	026783924	
					Tax Roll #		
					Restrictions	Build. Scheme	
					Mortgage	Must be Paid Off	
Total SqFt		831	819				

Deluxe 2 storey home under construction in popular Cowichan Bay Heights. Spacious rooms, 1650 sqft finished + a large double garage, 3 bedrooms, 3 bathrooms, master bedroom has a walk-in closet & a wonderful ensuite featuring soaker tub & separate shower, 9 ft ceilings in the great room. Beautiful entry, gas fireplace, sunny level lot, close to golf, marinas, shopping, vineyards, recreation, elementary school, etc. 2/5/10 new home warranty. Completion Aug 2007. Well priced. Quality by Hendar Contracting Ltd. popular Cowichan Bay Heights. Spacious rooms, 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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