



Lt 67 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	Rancher	Current Price	\$354,900
Taxes		Sale Price	
MLS#	242233	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	2	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.: 1,440 Total Sqft.: 1,440)					Exterior Features		
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.14
Entrance					Depth (Ft)	Lot Area (Sqft)	6,148
Living		18X14			Parking	Garage	6148
Dining		12X13'7				-	sq.ft.
Kitchen		11'2X13'8				Double	
Mast BR		14'2X14'2			Elementary	BENCH	
Bathroom		4PC			Middle	BONNER	
Ensuite		4PC			Secondary	KELSEY	
Bedroom		10'7X10'5			Amenities	Wheelchair Access, Thermal	
Bedroom		11'9X12				Windows, R/I Vacuum, Main	
Laundry/Utli		8'9X8'8				Level Entry	
Garage		20X20			Site Influences	Golf Course Near, View -	
						Mountain, Southern Exp, Curb	
						& Gutter, Marina Nearby	
					Chattels		
						Legal & Mortgage	
Total SqFt		1,440			Legal	LT 67 SEC 5 RGE 4	
						COWICHAN PL VIP 81580	
					PID #	026784025	
					Tax Roll #		
					Restrictions		
					Mortgage	Must be Paid Off	

Professionally built and designed spacious rancher under construction in Cowichan Bay Heights. 1440 sqft finished plus a double garage. 3 bedrooms, 2 bathrooms, master bedroom includes full ensuite & walk-in closet. Great bathrooms, master bedroom includes full ensuite & walk-in closet. Great room features hardwood floors & gas fireplace. Maple kitchen cabinets.

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](http://www.suttongroup-resource.com) 2610 Beverly Street, Duncan BC

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