



<b>Lt 7 Falcon Cres</b>			
Zone	<b>Zone 3- Duncan</b>	Status	<b>Active</b>
Sub Area	<b>Z3 Cowichan Cobble Hill</b>	Title	<b>Freehold</b>
City	<b>COWICHAN BAY</b>	Strata Fee	
Type	<b>Single Family</b>	Possession	<b>TBA</b>
Bldg Char	<b>Rancher</b>	Current Price	<b>\$449,900</b>
Taxes		Original Price	<b>\$439,900</b>
MLS#	<b>228770</b>	Sale Price	
Zoning	<b>Single Family</b>	Sale Date	
Z. Type	<b>R3</b>		

Interior				Style		Features	
Age	<b>NEW</b>	Exterior	<b>Other</b>	Flooring	<b>Mixed</b>		
Bedrooms	<b>2</b>	Roof	<b>Fiberglass Shingle</b>	Insulation	<b>Walls-Yes Ceil-Yes</b>		
Bathrooms	<b>3</b>	Construction	<b>Frame</b>	Fuel	<b>Electric</b>		
Ensuite	<b>1</b>	Foundation	<b>Yes</b>	Heating	<b>Heat Pump</b>		
# Fireplaces	<b>1</b>	Basement	<b>Crawl</b>	Water	<b>Municipal</b>		
Fireplace Type	<b>Natural Gas</b>	Bsmt Devel		Sewer	<b>Connected</b>		
Rooms (Fin. Area: 1,992 Total Area: 1,992)				<b>Exterior Features</b>			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	<b>0.23</b>
Entrance					Depth (Ft)	Lot Area (Sqft)	<b>10,136</b>
Living	<b>16X20'9</b>				Parking	Lot Size	<b>10,136 sq.ft.</b>
Dining	<b>11X11</b>				Elementary		
Kitchen	<b>10'9X13'2</b>				Middle		
Mast BR	<b>16X12</b>				Secondary		
Bathroom	<b>2PC</b>				Amenities	<b>Wheelchair Access, Thermal Windows, Main Level Entry</b>	
Bathroom	<b>4PC</b>				Site Influences	<b>Golf Course Near, View - Mountain, Southern Exp, Landscaped, Marina Nearby</b>	
Ensuite	<b>4PC</b>				Chattels		
Family Room			<b>24X12</b>		<b>Legal &amp; Mortgage</b>		
Bedroom	<b>13X14</b>				Legal	<b>LT 7 SEC 5 RGE 4 COWICHAN PL VIP 81580</b>	
Den	<b>12X11</b>				PID #	<b>026783428</b>	
Laundry/Uti	<b>12X9</b>				Tax Roll #		
<b>Total SqFt</b>					Restrictions	<b>Build. Scheme</b>	
	<b>1,704</b>		<b>288</b>		Mortgage	<b>Must be Paid Off</b>	

Substantial, spacious, deluxe new rancher under construction in popular Cowichan Bay Heights. Bonus room over the extra large double garage, 1992 sqft finished + 596 sqft garage. 3 bedrooms or 2 + den, 3 bathrooms, grand entrance hall. Beautiful master bedroom, ensuite includes a soaker tub & separate shower. Hardwood & tile floors, vaulted ceiling in the great room. Maple kitchen cabinets with pantry & eating bar. Energy efficient heat pump air conditions & heats. Large, level, sunny, south exposure lot. Close to park with tennis courts, golf, marinas, ocean, shopping, vineyards etc. 10 year new home warranty. A first class home built by Opus Fine Homes Inc.  
**Listed By: Sutton Group-Resource Rlty Du**



This listing information is provided by  
**Grant Clement 748-5000**  
 SUTTON GROUP-RESOURCE REALTY 2610 Beverly Street, Duncan BC  
<http://www.clementrealestate.com> 10 Beverly Street, Duncan BC

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