



Lt 8 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	M Lev bsmt	Current Price	\$419,900
Taxes		Original Price	\$409,900
MLS#	228772	Sale Price	
Zoning	Single Family	Sale Date	
Z. Type	R3		

Interior		Style		Features	
Age	NEW	Exterior	Other	Flooring	Mixed
Bedrooms	2	Roof	Fiberglass Shingle	Insulation	Walls-Yes Ceil-Yes
Bathrooms	2	Construction	Frame	Fuel	Electric
Ensuite	1	Foundation	Yes	Heating	Heat Pump
# Fireplaces	1	Basement		Water	Municipal
Fireplace Type	Natural Gas	Bsmt Devel	Unfinished	Sewer	Connected

Rooms (Fin. Area: 1,616 Total Area: 3,232)				Exterior Features			
Level	Down	Main	Up	Other	Width (Ft)	Lot Area (Acres)	0.20
Entrance					Depth (Ft)	Lot Area (Sqft)	8,590
Living		13X17'6			Parking	Lot Size	8,590 sq.ft.
Dining		17'6X10			Elementary		
Kitchen		12X14			Middle		
Mast BR		14'6X12			Secondary		
Bathroom		3PC			Amenities	Wheelchair Access, Thermal Windows, Main Level Entry	
Ensuite		4PC			Site Influences	Golf Course Near, View - Mountain, Southern Exp, Marina Nearby	
Bedroom		11X10			Chattels		
Laundry/Uti		9'4X9'2					
Den		11'6X10'3					
					Legal & Mortgage		
					Legal	LT 8 SEC 5 RGE 4 COWICHAN PL VIP 81580	
					PID #	026783436	
					Tax Roll #		
					Restrictions	Build. Scheme	
					Mortgage	Must be Paid Off	

Total SqFt	1,616	1,616
------------	--------------	--------------

Spacious main level entry home. 3232 sqft including a full unfinished 1616 sqft walk-out basement. Main floor is 1612 sqft beautifully finished including 3 bedrooms or 2 + den, 2 full bathrooms, and large laundry room. Great rooms and bedrooms have vaulted ceilings. Hardwood and tile floors, maple kitchen cabinets with island & pantry. Stylish master bedroom with an ensuite boasting a soaker tub & separate shower. Energy efficient heat pump air conditions & heats. Attractive, durable hardi-plank siding with wood accents & cedar shingles in the gables. Sunny, south exposure lot. Close to park with tennis courts, golf, marinas, ocean, shopping etc. 10 year new home warranty. A first class home 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

The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale.

Website Designed by Indemand Sales & Solutions located in Duncan BC. www.indemand.net