



Lt 9 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	\$384,900
Taxes		Original Price	\$384,900
MLS#	222932	Sale Price	
Zoning	Single Family	Sale Date	
Z. Type	R3		

Interior			Style		Features	
Age	NEW	Exterior	Stone	Flooring	Mixed	
Bedrooms	2	Roof	Fiberglass Shingle	Insulation	Walls-Yes Ceil-Yes	
Bathrooms	2	Construction	Frame	Fuel	Electric	
Ensuite	1	Foundation	Yes	Heating	Forced Air	
# Fireplaces		Basement	Full	Water	Municipal	
Fireplace Type	Natural Gas	Bsmt Devel	Unfinished	Sewer	Connected	
Rooms (Fin. Area: 1,440 Total Area: 3,280)			Exterior Features			
Level	Down Main	Up Other	Width (Ft)		Lot Area (Acres)	0.25
Entrance			Depth (Ft)		Lot Area (Sqft)	10,764
Living	13X17'3		Parking	Garage - Double	Lot Size	10,764 sq.ft.
Dining	13X11'6		Elementary	Bench		
Kitchen	13X11'2		Middle	Bonner		
Mast BR	13'6X13'6		Secondary	Kelsey		
Bathroom	4PC		Amenities	Thermal Windows, Main Level Entry		
Ensuite	4PC		Site Influences	Golf Course Near, View - Mountain, Southern Exp, Curb & Gutter, Marina Nearby		
Bedroom	10X10		Chattels			
Family Room	11'9X13'6					
Laundry/Uti	8X9					
Total SqFt			Legal & Mortgage			
1,840 1,440			Legal	LT 9 SEC 5 RGE 4 COWICHAN PL VIP 81580		
			PID #	026783444		
			Tax Roll #			
			Restrictions			
			Mortgage	No Fin. Encumbrances		

COWICHAN BAY HEIGHTS, new deluxe, level entry home under construction. 3280 sqft, 1440 sqft finished 1 level living. Bonus, a 1840 sqft unfinished walk-out basement, dble garage. Features include family room, 2 bedrooms, 2 full bathrooms, vaulted ceiling in living area, generous sized rooms, attractive & durable hardi plank siding. 10 year NHW.

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.

New real estate listing, Lot 9 Falcon Cres in Cowichan Bay of the Cowichan Valley B.C. Canada listed by Duncan realtor Grant Clement. If you are looking for a real estate agent in Duncan or the Cowichan Valley that can help you buy or sell your new home, please give Grant Clement a call! Lot 9 Falcon Cres has been listed by Duncan's top realtor Grant Clement of Sutton Group Realty.

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