



| Lt 1 North Road | | | |
|-----------------|----------------|---------------|-----------|
| Zone | Zone 3- Duncan | Status | Active |
| Sub Area | Z3 Duncan | Possession | TBA |
| City | DUNCAN | Title | Freehold |
| Type | Lots/Acreage | Current Price | \$699,000 |
| Prop Type | Acreage | Sale Price | |
| Taxes | \$206 2005 | Sale Date | |
| MLS# | 223103 | | |
| Zoning | A1 | | |
| Zoning Type | Agricultural | | |

Lot Features

| | | | |
|------------------|---|-------------|--------------|
| Width (Ft) | | Subdivision | |
| Depth (Ft) | | Water | Shallow Well |
| Lot Area (SqFt) | 2,084,346 | Sewer | Septic - Yes |
| Lot Area (Acres) | 47.85 | Elementary | |
| Lot Size | 2,084,346 sq.ft. | Middle | Mt Prevost |
| Strata Fee | | Secondary | Cowichan |
| Site Influences | Highway Access, View - Ocean, Southern Exp, Rural Setting, No Thru Road | | |

Legal & Mortgage

| | | | |
|--------------|---|--|--|
| Legal | LT 1 LD 61 RGE 3 SEC 5 & 6 PL VIP 52892 EXCEPT P ART IN PL 2247RW | | |
| PID # | 017442079 | | |
| Tax Roll # | | | |
| Restrictions | Within ALR | | |
| Prospectus | | | |
| Mortgage | Must be Paid Off | | |

47.85 ACRES, nice rolling farmland offering south exposure & gentle south slope, perfect for vineyard etc. Mostly cleared, presently used as a hay field with approximately 8 acres treed. Close to town with distant ocean views over the valley, 2 shallow wells & a new approved septic system. Located across the Cowichan Valley Highway from the Duncan Meadows Golf Course with access off the end of North Road.

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 1 North Road in Duncan 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 1 North Road 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