

This Listing Information has been provided to you by:

Sutton Group-Resource Rlty Du

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Address: Lt 3 Pritchard Road	Unit:	MLS#: 249141	Status: Active	List Price: \$199,900
Area: Zone 3- Duncan		Taxes: \$1,053	For Year: 2007	Sale Price: Sale Date:
Sub Area: Z3 Cowichan Cobble Hill		Zoning: R3	PID#: 026511231	
City: COWICHAN BAY		Zoning Type: Single Family	Tax Roll#:	
Type: Lots/Acreage				
Frontage:	Acres: 0.40	Elementary: Bench	Possession: TBA	Title To Land: Freehold
Depth:	Sqft: 17,222	Middle: George Bonner		
Strata Fee:	Lot Size: 17222 sq.ft.	Secondary: Frances Kelsey		
Property Type:				
Subdivision:				
Prospectus:				

Water: Other-Licensed
Sewer: None

Legal: **LT 3 SEC 6 RGE 4 COWICHAN PL VIP 80008**

Site Influences: **Golf Course Nearby, Private Setting, No Thru Road, Hydro to Lot, Level Lot**

Restrictions: **Easemnt/R of Way**

Mortgage: **No Fin. Encumbrances**

Build your dream home here! Peace and tranquility in the quaint village of Cowichan Bay. Come and see one of the nicest level private properties to come available in the Cowichan Valley. near the end of Pritchard Rd and close to future park land an a herons rookery nesting ground .This is truly a nature park setting without the taxes. Fully serviced with hydro, water, sewer, phone, cable to the lot line. Walk to all the amenities of the bay including artist shops, marinas, pub, hotel, fine and casual dining and more. Only minutes to boat launch, golf, government dock, vineyards, shopping, schools, fresh seafood & conveniently located 10 minutes to wither Duncan or Mill Bay and just 40 minutes to Victoria.

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