



Kip Lyon

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Making your dreams your new Reality

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**301 - 321 McKinstry Rd
UIDu Duncan ~ V9L 3L4**

Finished Rooms				
Rooms / Lvls Finished SqFt	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Entrance				
Living	12x14			
Dining	12x6			
Kitchen	14x7			
Mast Bdrm	10x13			
Bathroom	4			
Bedroom	10x14			
Laundry	5x5			
Storage	5x3			
Other	4x17			
Other	4x6			

Listing Summary	
MLS#: 242441	List Price: \$197,500
Status: Sold	Orig Price: \$197,500
SubClass: Condo	Sold Price: \$190,000
DOM: 36	Pend Date: 2008/04/15
Taxes: \$1,800	Mth Assmt: \$113

Interior Details	
Layout: Condo: One Level	
Bedrms: 2	Kitchens: 1
Baths Tot: 1	Fireplaces: 0
Bth 2Pce:	Main Lev: Level 3
Bth 3Pce:	Fin SqFt: 950
Bth 4Pce: 1	Unfin SqFt: 0
Bth 5Pce:	Bed & Brk:
Ens 2Pce:	Adnl Acc:
Ens 3Pce:	Basement: None
Ens 4+Pce:	FP Feat:
App Incl: Dishwasher, F/S/W/D	
Int Feat: Dining-Living Combo, Flrs/Lino, Laundry In-Unit, Storage In Suite, Storage Separate, W/W Carpet	

Unfinished Rooms			

Schools		
Elementary	Middle	Senior
79 Alexander	79 Quamichar	79 Cowichan

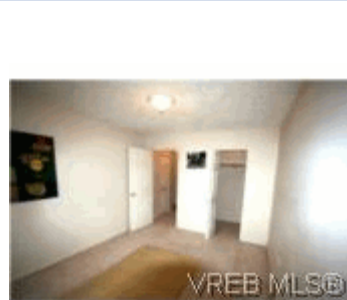
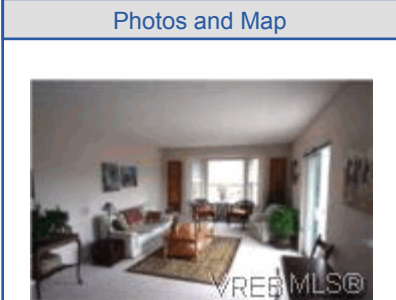
Remarks

An appealing building with warm and inviting entrances. This is a very nice top floor North East corner unit; very quiet and peaceful. Windows on two sides allowing in a nice cool summer breeze. Private area top of stairs for reading or relaxing. Great central location, walking distance to all shopping, the Cowichan River, endless walking trails, 27 acres of parkland, the Chesterfield sports complex, tennis courts, schools, and on the bus routes. There is a large common/exercise room on the main floor.

Legal Information	
City of Duncan	Roll: 47920706
PID/MHR: 024-072-796	Title: Frhld/Strata
Legal Dsc: Plan VIS4533; Lot 17; Sect 17; Range 7; Freeform Strata lot 17 section 17 range 7	
Zn Cls/Tp: Multi-Family	
2008 Asmt: \$150,400	2007 Taxes: \$1,800

Building Information		Frnt Faces: N		Bldg Sch:		Bldg Style:		Fuel: Electric	
Built: 1997	Lgl NC Use:	Rear Faces: N	Bldg Warr: No	CSA/BC Crt:	Heat: Baseboard	Roof: Asphalt Shingle	Fndn: Concrete Poured	Accs:	
Const Mt:									
Lsd Equ:									
Ext Fin: Stucco									
Ext Feat: Balcony/Deck									

Lot/Strata Information		Lot Size 950sqft (est)		Dims (w/d):		Shape:		ALR?:	
Prk Type: Uncovered, Visitors	Prk #: 1	Waste: Sewer	Driveway: Concrete	Services:					
Water: City/Munic.									
Lot Feat: View: Mtn, Cul-de-sac									
Complex:	Mgd By:								
SqFt Balc:	Suites/Cplx: 25	Prk Cm Prp: 0	Rent Rstr: No: Rentals allowed.						
SqFt Prk:	Bldgs/Cplx: 1	Prk LCP:	Age Rstr: None: No age restrictions.						
SqFt Pat:	Suites/Bldg: 25	Prk Str Lot: 1	Pets Allwd: Unrestricted: Pets allowed.						
SqFt Strg:	Floors/Bldg: 3	Str Lot Incl: Balcony							
Gnd Lev?: No	Lvls/Suite: 1	Com Str Itm:							
Shrd Am: Elevator, Exercise Rm, Hobby/Work Rm			Assmt Incl: Bldg Insurance, Garbage p/u, Management, Yard Maint						



Brokerage Fee: 3%100K&1.5%B