



**Marilyn Ball**  
 Presenting the Fine Art of Marketing  
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**6031 Crestmount PI**  
**Du East Duncan ~ V9L 4T6**

**Rooms**

RoomType	Level	Dim/Pcs
Bedroom	Main	12x11
Den	Main	14x11
Dining Room	Main	11x10
Eating Nook	Main	9x7
Kitchen	Main	12x9
Laundry	Main	7x5
Living Room	Main	17x14
Primary Bedroom	Main	16x13
Bathroom	Other	4-Piece
Ensuite	Other	4-Piece

**Listing Summary**

**MLS@:** 890594      **List Price:** \$799,000  
**Status:** Incomplete      **Orig Price:**  
**Sub Type:** SF Det      **Sold Price:**  
**DOM:**      **Pend Date:**  
**Taxes:** \$4,367      **Strata Fee:**  
**2021 Asmt:** \$515,000      **Title:** Freehold

**Remarks**

Rare Rancher with Lake Views! Lovely Semi-Custom 1990 built home with a perfect one-level layout on a generously sized parcel of .26 Acre of land, offering soothing and beautiful Views over Quamichan Lake in the prestigious Garth subdivision of Executive homes. A perfect layout of two bedrooms and two bathrooms plus a spacious Den offers a charming downsize or starter home. A fabulous opportunity for those that yearn for peaceful and tranquil nature walks and scenery, while still being close to all amenities. This is truly the best of both worlds! Enjoy the natural gas fireplace in the Winter, and the Heat pump for both efficient heating and superior cooling in the Summer. An irrigation system is perfect for those with a green thumb, and the Handyperson will love the double garage with workshop and shed! This wonderful home will reward those with Inspiration for updates as the coveted Garth neighbourhood easily allows for equity increases. Call your Agent now to follow your Dream Home!

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 2      **Kitchens:** 1  
**Baths Tot:** 2      **Fireplaces:** 1  
**Bth 2Pce:** 0      **Storeys:**  
**Bth 3Pce:** 0      **Fin SqFt:** 1,735  
**Bth 4Pce:** 1      **Unfin SqFt:** 415  
**Bth 5Pce:** 0      **Bed & Brk:**  
**Ens 2Pce:** 0      **Addnl Acc:**  
**Ens 3Pce:** 0      **Basement:** Crawl Space  
**Ens 4+Pce:** 1      **FP Feat:** Gas  
**App Incl:** F/S/W/D, Jetted Tub  
**Intr Ftrs**

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>		1,735			
<b>Beds</b>	0	2	0	0	0
<b>Baths</b>	0	0	0	0	2
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1991      **Lgl NC Use:**  
**Oth Equ:** Central Vacuum  
**Const Mt:** Insulation: Ceiling, Insulation: Walls, Wood  
**Ext Feat:** Sprinkler System

**Frnt Faces:** W      **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** Air Conditioning, Wall Unit(s)  
**Heat:** Baseboard, Electric, Heat Pump, N  
**Roof:** Shake  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Prk Type:** Driveway, Garage Double  
**Water:** Municipal      **Waste:** Sewer To Lot  
**Lot Feat:** Cul-de-sac, Landscaped  
**Complex:**  
**SqFt Balc:**      **StrLots/Cplx**  
**SqFt Prk:**      **Bldgs/Cplx:**  
**SqFt Pat:**      **Suites/Bldg:**  
**SqFt Strg:**      **Floors/Bldg:**  
**Gnd/Top?:**      **Lvls/Suite:** 2  
**Shrd Am:**

**Lot Size:** 11,325sqft / 0.26ac      **Dims (w/d):**  
**View:** Mountain(s), Lake      **Waterfront:**  
**Services:**  
**Rent Alld?:**  
**Yng Ag Alld?:**  
**Pets Alld?:**  
**BBQs Alld?:**  
**Unit Incl:**

