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**6166 Savward Rd  
 Du West Duncan ~ V9L 5K1**

**Interior Details**

**Layout:** Main Level Entry with Lower Level(s)  
**Bedrms:** 4    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 1,951  
**Bth 4Pce:** 2    **Unfin SqFt:** 302  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:** None  
**Ens 3Pce:** 0    **Basement:** 8' / Crawl Space, Full, Partially Finished, Walk-Out Access, W  
**Ens 4+Pce:** 1    **FP Feat:** Gas, Living Room  
**App Incl:** Dishwasher, F/S/W/D, Microwave, Range Hood  
**Intr Ftrs:** Ceiling Fan(s), Closet Organizer, Dining/Living Combo, Soaker Tub,  
 Storage, Vaulted Ceiling(s), Winding Staircase, Wine Storage, Workshop

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	9x9
Entrance	Lower	16x5
Laundry	Lower	15x6
Storage	Lower	14x4
Bathroom	Main	4-Piece
Bedroom	Main	11x10
Bedroom	Main	12x10
Dining Room	Main	17x10
Ensuite	Main	4-Piece
Kitchen	Main	18x9
Living Room	Main	16x13
Primary Bedroom	Main	15x12
Walk-in Closet	Main	8x6
Basement (Unfinished) (Unfin)	Lower	30x19
Garage (Unfin)	Lower	20x15
Porch (Unfin)	Lower	14x7
Deck (Unfin)	Main	13x7
Patio (Unfin)	Main	15x10

**Listing Summary**

**MLS@:** 908534    **List Price:** \$699,900  
**Status:** Active    **Orig Price:** \$699,900  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$4,047    **Strata Fee:**  
**2022 Asmt:** \$718,000    **Title:** Freehold

**Remarks**

2007 built four bedroom three full bath home, ready for immediate occupancy to enjoy your summer at 6166 Sayward Rd! Great layout, 1950sqft with three bed two bath main level living and entry level with fourth bedroom, full bath, laundry and extensive storage. Quality kitchen with stainless appliances and cherry oak finish cabinets, lots of windows for natural light, sundeck with elevated views, large 20x15 single garage with 11' ceilings, massive crawlspace with height up to 7', open concept main living area, large main bedroom with ensuite with soaker tub and 8x6 walk in closet. Other quality features include vinyl windows, hardwood and tile flooring, gas furnace, HWT and fireplace for efficient utility costs, hardi-plank siding and extensive landscaping for great curb appeal. Located on a quiet dead end street for peace and quiet, yet a short distance to Hwy 1 and all the amenities Duncan has to offer. Priced to sell at \$699,900 and a rare home being offered below assessment value!

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	589	1,362	0	0	0
<b>Beds</b>	1	3	0	0	0
<b>Baths</b>	1	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 2007    **Lgl NC Use:**  
**Oth Equ:** Central Vacuum, Electric Garage  
**Const Mt:** Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:** Balcony/Deck, Balcony/Patio, Fenced, Garden, Low Maintenance Yard

**Frnt Faces:** E    **Bldg Style:**  
**Bldg Warr:** No  
**EnerGuide Rtg/Dt:**  
**Cool:** None  
**Heat:** Forced Air, Natural Gas  
**Roof:** Fibreglass Shingle  
**Fndn:** Poured Concrete  
**Accss:** Primary Bedroom on Main

**Lot/Strata Information**

**Lot Size:** 6,098sqft / 0.14ac    **Dims (w/d):**    **Waterfront:**  
**Prk Type:** Additional, Driveway, Garage, On Street    **View:** Mountain(s)  
**Water:** Municipal    **Waste:** Sewer Connected    **Services:** Cable Connected, Compost, Electricity Connected, G  
**Lot Feat:** Central Location, Curb & Gutter, Easy Access, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, No Through Roa  
**Complex:**    **Prk Tota:** 2    **Rent Alld?:**  
**SqFt Balc:**    **StrLots/Cplx:**    **Yng Ag Alld?:**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Pets Alld?:**  
**SqFt Pat:**    **Suites/Bldg:**    **BBQs Alld?:**  
**SqFt Strg:**    **Floors/Bldg:**    **Str Lot Incl:**  
**Gnd/Top?:**    **Lvl/Suite:** 2  
**Shrd Am:**    **Unit Incl:**

