



# VI Modular Housing



**\$369,999.00**  
Original Price

**\$319,000.00**  
Sale Price

**\$50,999. In Saving....**  
**AVAILABLE NOW**



**Located in Cowichan Lake -- 9220 Nighthawk Road**

***Bayview***

**998 sq.ft.**

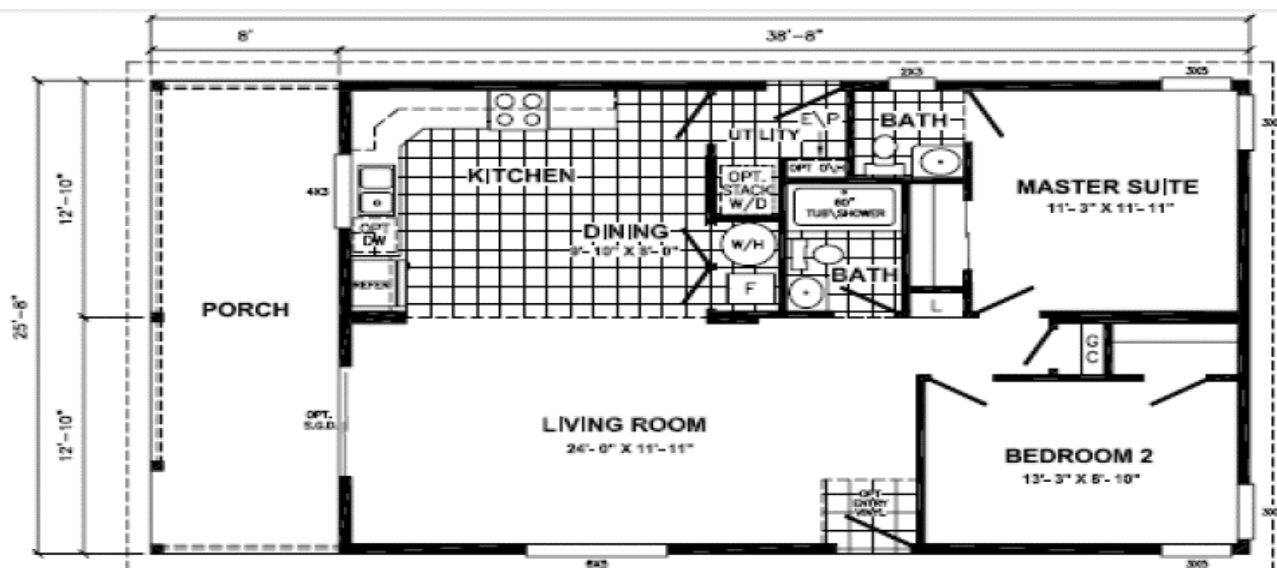


**[www.vimodularhomes.com](http://www.vimodularhomes.com)**

**250-324-2288**



# VI Modular Homes, The Bayview



## 998 Sq ft, 2 Bedroom, 1 1/2 Bathrooms Home with a 16' x 24' Detachable Garage

### Construction:

Double 2x12 Glued Rom Joist  
 Engineered 12" Web Truss Floor  
 2x6 Exterior Walls , 2x4 Interior Walls  
 Furnace & Hot Water Heater  
 1" Plex Piping Water Lines  
 3/4" T&G Plywood  
 6 mil Vapor Barrier on all Exterior Walls  
 Double Top Plate on Exterior Walls  
 12" Eaves and Gable Overhangs  
 5/8" Sheet Rock on Ceiling  
 Vaulted Ceilings R-44 Insulation  
 Walls - R-22 Batten Fiberglass Insulation  
 White Vinyl Dual Pane Residential Low E  
 Windows with White Wood T-Sills  
 Whole House Shut Off  
 Rain Screen

### Plumbing:

60" 1 Piece Fiberglass Tub/Shower Combo  
 Dual Control Brushed Nickel Faucets  
 Water Shut-offs below Sinks  
 Towel Bars and Tissue Holders  
 All Tubs with Over Flow Protection  
 Elongated Vitreous China Toilet  
 Exterior Hose Bibs (2)  
 2 pc Ensuite in Master Bathroom

**\*\*Strata Fees Current**

### Exterior:

Cement Lap Siding 50 Year Warranty  
 5/4 Fascia Board  
 Sherwin Williams Exterior Paint  
 Metal Roof, 50 Year Warranty  
 60# Roof Load  
 Typar Home Wrap  
 680 Sq.ft. Wrap Around Cedar Deck & 8' Covered Porch

### Interior:

Solid Ash Hard Wood Floors  
 Armstrong Vinyl Floor in Utility and Bathrooms  
 Tape & Texture Drywall Interior Walls/Ceilings  
 2 Panel White Interior Doors  
 Solid Knotty Alder Cabinetry with Crown Molding  
 Drawer Over Door Construction  
 Ball Bearing Drawer Guides  
 Black Whirlpool Appliances  
 2" Plantation Blinds  
 4" Baseboard White Craftsman Molding  
 3" Door White Craftsman Molding  
 3 Lite Craftsman Steel Insulate Front Door  
 Granite Kitchen Counter Tops  
 Stainless Steel Sink w/Pull-out Sprayer  
 Brown Heat Registers

### Also Included:

Propane GAS Fireplace c/w Remote  
 Propane GAS Fire pit  
 40" LCD HD TV (with Yamaha Receiver,  
 HD 1080P Blu-ray Disc Player



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