



**Troy Petersen**  
 Personal Real Estate Corporation  
 troy@troypetersen.com  
 Cell: (250)858-1134  
 www.troypetersen.com



**1294 Denman St  
 Vi Fernwood ~ V8T 1L8**

**Interior Details**

**Layout:** Main Level Entry with Upper Level(s)  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 0  
**Bth 2Pce:** 1    **Storeys:** 2  
**Bth 3Pce:** 0    **Fin SqFt:** 1,100  
**Bth 4Pce:** 1    **Unfin SqFt:** 207  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** None  
**Ens 4+Pce:** 0    **FP Feat:** Other  
**App Incl:** Dishwasher, F/S/W/D, Microwave, Range Hood  
**Intr Ftrs:** Breakfast Nook, Cathedral Entry, Closet Organizer, Dining/Living Combo, Soaker Tub, Storage, Vaulted Ceiling(s)

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Bedroom	Main	12x10
Dining Room	Main	13x8
Kitchen	Main	9x9
Laundry	Main	5x3
Living Room	Main	14x13
Bathroom	Second	4-Piece
Bedroom - Primary	Second	16x13
Patio (Unfin)	Main	20x16
Storage (Unfin)	Main	7x5
Balcony (Unfin)	Second	10x6

**Listing Summary**

**MLS@:** 1031518    **List Price:** \$825,000  
**Status:** Active    **Orig Price:** \$825,000  
**Sub Type:** Row/Twn    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$3,448    **Strata Fee:** \$350  
**2026 Asmt:** \$692,000    **Title:** Frhld/Str

**Remarks**

1100sqft two bedroom two bathroom end unit townhome on two levels in the heart of Fernwood with extensive updates. Features include ductless heat pump for year round comfort, large primary bedroom with updated ensuite bathroom including new soaker tub, kitchen with stainless appliance package, vaulted ceilings in living room and skylights at entry, newer laminate flooring throughout, updated trim, lighting and paint. Spectacular outdoor space with a 600sqft fully enclosed and private wrap around patio with sunny exposure. Plenty of personal garden space with irrigation and handy storage room. Strata improvements include windows and sliding doors replaced 2019, new flat roof 2025, perimeter drains replaced 2014. Springridge is a small strata of seven units with very reasonable strata fees at \$350/m, pets allowed and off-street parking. The ideal urban lifestyle in a great location just steps to Fernwood Village, schools, parks and downtown a short stroll away.

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	720	380	0	0
<b>Beds</b>	0	1	1	0	0
<b>Baths</b>	0	1	1	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1981    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood  
**Ext Feat:** Balcony/Patio, Fencing: Full, Garden

**Frnt Faces:** S    **Bldg Style:** West Coast  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**  
**Cool:** Air Conditioning  
**Heat:** Baseboard, Electric, Heat Pump  
**Roof:** Asphalt Shingle, Asphalt Torch On  
**Fndn:** Poured Concrete, Slab  
**Accss:**

**Lot/Strata Information**

**Prk Type:** On Street, Open, RV Access/Parking    **View:**  
**Water:** Municipal    **Waste:** Sewer Connected    **Services:** Cable Connected, Compost, Electricity Connected, G.  
**Lot Feat:** Central Location, Corner, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Near Golf Course, Recreation Near  
**Complex:**    **Prk Tota** 1    **Rent Alld?:** Unrestricted  
**SqFt Balc:**    **StrLots/Cplx** 7    **Prk Cm Prp:** 1    **Yng Ag Alld? 0**  
**SqFt Prk:**    **Bldgs/Cplx:** 3    **Prk LCP:** 0    **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr  
**SqFt Pat:** 600    **Suites/Bldg:** 3    **Prk Str Lot:** 0    **BBQs Alld?:** Yes  
**SqFt Strg:**    **Floors/Bldg:** 2    **Str Lot Incl:** Balcony, Deck/Patio, Parking Stall, Separate Storage  
**Gnd/Top?:**    **Lvs/Suite:** 2  
**Shrd Am:** Private Drive/Road    **Unit Incl:** Garbage Removal, Insurance, Maintenance Grounds,

