

## **1815 Lifehouse Court Features:**

- \* Built in 2020 with occupancy April 29, 2020 and 2/5/10 Travellers Home Warranty commencement June 27, 2020. Two years in with no issues to address. House built by Island Elite Homes - K. Maycock Contracting Ltd.
- \* Legal one bedroom suite with private side entry and separate meter. Currently used by family and will be vacant on closing. A great space for Mom and Dad. Market rent approximately \$1500/m. Or good Airbnb potential?
- \* Property taxes \$4775 for 2022 (\$350/m after homeowner grant). Very reasonable utility costs. BC Hydro 12 month average \$121/m. Fortis gas \$120/m. CRD water \$35/m.
- \* Floorplan measures 2677sqft. Main house 1980 sqft, Suite 697sqft, plus additional 464sqft for Garage. Wall at end of hall could be opened up to retain suite for rest of house if desired. Storage added in garage and in attic (access in laundry room). 9 foot ceilings on main level, 8 feet upstairs.
- \* Gas fireplace in living room primarily used to heat the house in the winter. Gas Rinnai on-demand hot water for affordable heating bills. Gas outlet on patio for BBQ/heat lamp/fire table. Ductless heat pump system with heads in living room and primary bedroom for heat and air conditioning in the summer. Built in fire sprinkler system. Central vacuum with attachments.
- \* Kitchen features Frigidaire Gallery stainless steel appliances including five burner gas range, 36" french door fridge with water dispenser, dishwasher and chimney style range hood. Large entertaining island with bar seating and double sink. Quartz countertops, tile backsplash, shaker style cabinets and large walk in pantry.
- \* Lot size 5247sqft. Property located in a quiet cul de sac and backs onto ALR land for nice privacy and peace and quiet. Backyard is fully fenced and secure for kids and pets. Double wide driveway with 23'x20' double garage for plenty of parking and storage.
- \* Located across West Coast Rd to the ocean with parks and trails nearby. Marina and boat launch, Whiffin Spit, restaurants, transit and schools all in close proximity. School catchment K-5 John Muir (Poirier French Immersion), 6-8 Journey, 9-12 Edward Milne.
- \* Ideal closing end of September if possible. Entire house will be empty on completion. No delayed offers. Offers as presented.