



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



**25 - 4525 Wilkinson Rd
 SW Royal Oak ~ V8Z 5C3**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Bedroom	Main	13x10
Dining Room	Main	12x10
Entrance	Main	10x6
Kitchen	Main	10x10
Living Room	Main	22x12
Bathroom	Second	4-Piece
Bedroom	Second	18x10
Bedroom - Primary	Second	13x12
Ensuite	Second	3-Piece
Laundry	Second	9x5
Walk-in Closet	Second	8x4
Garage (Unfin)	Main	20x13
Patio (Unfin)	Main	10x10
Balcony (Unfin)	Second	18x8
Balcony (Unfin)	Second	8x5

Listing Summary

MLS@: 954385 **List Price:** \$799,900
Status: Active **Orig Price:** \$799,900
Sub Type: Row/Twn **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,484 **Strata Fee:** \$673
2024 Asmt: \$810,000 **Title:** Frhld/Str

Remarks

Three bedroom, three bath townhome at Orchard Woods in Royal Oak! Large floorplan with nearly 1900sqft of living space with attached garage and plenty outdoor space from both levels. On the main level: large entry with skylight, 22x12 living room with cozy gas fireplace for efficient heating, separate dining room with room for the whole family, one of the bedrooms (13x10), two piece bathroom, 10x10 kitchen and south facing patio access. Upstairs you will find the primary bedroom suite with walk-in closet, ensuite with shower and a private balcony. The second bedroom is enormous 18x10 with cheater access to the full main bath and private 18x10 rooftop balcony! There is an impressive amount of storage space and closets throughout the home as well as crawlspace storage. Spacious hallways, fresh paint throughout and 9' ceilings on the main level. Desirable location for school catchment and easy access to Royal Oak and Broadmead shopping, Commonwealth Pool and easy transit all across town!

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:** 2
Bth 3Pce: 0 **Fin SqFt:** 1,887
Bth 4Pce: 1 **Unfin SqFt:** 320
Bth 5Pce: 0 **Bed & Brk:** None
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** 3' / Crawl Space, Unfinished
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, F/S/W/D, Range Hood
Intr Ftrs: Closet Organizer, Dining Room, French Doors, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	997	890	0	0
Beds	0	1	2	0	0
Baths	0	1	2	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1997 **Lgl NC Use:** **Frnt Faces:** N **Bldg Style:** **Cool:** None
Oth Equ: Central Vacuum Roughed-In **Bldg Warr:** No **Heat:** Baseboard, Electric, Natural Gas
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle
Ext Feat: Balcony/Deck, Balcony/Patio, Garden, Low Maintenance Yard **Fndn:** Poured Concrete
Accss: Ground Level Main Floor

Lot/Strata Information

Lot Size: 2,492sqft / 0.04ac **Dims (w/d):** **Waterfront:**
Prk Type: Attached, Garage **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, Private, Recreation Nearby, Ser
Complex: Orchard Woods **Prk Tota:** 1 **Rent Alld?:** Unrestricted: No short term rentals
SqFt Balc: 201 **StrLots/Cplx:** 33 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0: All ages permitted
SqFt Prk: 306 **Bldgs/Cplx:** 7 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: 114 **Suites/Bldg:** 7 **Prk Str Lot:** 1 **BBQs Alld?:** Yes: BBQs Allowed
SqFt Strg: **Floors/Bldg:** 2 **Str Lot Incl:** Balcony, Deck/Patio, Garage, Separate Storage
Gnd/Top?: **Lvs/Suite:** 2
Shrd Am: Common Area, Private Drive/Road **Unit Incl:** Insurance, Maintenance Grounds, Maintenance Struct

