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**1161 Balmoral Rd**  
**Vi Fernwood ~ V8T 1A9**

**Interior Details**

**Layout:** Main Level Entry with Upper Level(s)  
**Bedrms:** 4    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 1  
**Bth 2Pce:** 1    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 1,835  
**Bth 4Pce:** 1    **Unfin SqFt:** 219  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** None  
**Ens 4+Pce:** 1    **FP Feat:** Gas, Living Room  
**App Incl:** Dishwasher, Dryer, Microwave, Oven/Range Gas, Range Hood, Refrigerator, Wa  
**Intr Ftrs** Bar, Closet Organizer, Dining/Living Combo, Storage

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Den	Main	12X8
Dining Room	Main	11X7
Entrance	Main	7X5
Kitchen	Main	12X11
Living Room	Main	19X11
Bathroom	Second	4-Piece
Bedroom	Second	11X11
Bedroom	Second	13X9
Bedroom	Second	10X9
Bedroom - Primary	Second	14X13
Ensuite	Second	4-Piece
Laundry	Second	8X6
Walk-in Closet	Second	5X5
Deck (Unfin)	Main	20X20
Garage (Unfin)	Main	19X12

**Listing Summary**

**MLS@:** 954086    **List Price:** \$1,199,900  
**Status:** Active    **Orig Price:** \$1,199,900  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$4,229    **Strata Fee:**  
**2024 Asmt:** \$962,000    **Title:** Freehold

**Remarks**

Welcome to this stunning four bedroom plus den, three bathroom home at 1161 Balmoral Rd in Fernwood! Crafted by Zebra Designs in 2005, this 1835sqft residence has been extensively updated inside and out and is ready for its new owners to enjoy! Inside, find a new kitchen with a spacious island, sleek quartz countertops, and stainless steel appliances. The main floor features a gas fireplace, media room/home office, dining area, and vinyl plank flooring. Outside, enjoy a private oasis with a large composite deck, hot tub, and BBQ area. Upstairs, discover four bedrooms, main bathroom, laundry room and luxurious primary bedroom with walk in closet and full ensuite. More features include new lighting, trim, bathrooms, fresh exterior paint, vinyl windows, on-demand hot water and garage with double wide driveway. With low operating costs and convenient location near downtown Victoria, this home offers comfort and convenience. Offered at \$1,199,900 with flexible closing dates, don't miss out!

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	815	1,020	0	0
<b>Beds</b>	0	0	4	0	0
<b>Baths</b>	0	1	2	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 2005    **Lgl NC Use:**    **Frnt Faces:** N    **Bldg Style:** California    **Cool:** None  
**Oth Equ:** Central Vacuum Roughed-In, Elc    **Bldg Warr:**    **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, Fenced, Fencing: Full, Garden, Low Maintenance Yard    **Fndn:** Slab  
**Accss:** Accessible Entrance, Ground Level

**Lot/Strata Information**

**Prk Type:** Driveway, Garage, On Street    **View:**    **Waterfront:**  
**Water:** Municipal    **Waste:** Sewer Connected    **Services:** Cable Connected, Compost, Electricity Connected, G  
**Lot Feat:** Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Recreation Nearby, Rectangular Lot, Service  
**Complex:**    **Prk Tota** 2    **Rent Alld?:**  
**SqFt Balc:**    **StrLots/Cplx**    **Prk Cm Prp:** 0    **Yng Ag Alld?:**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Prk LCP:**    **Pets Alld?:**  
**SqFt Pat:**    **Suites/Bldg:**    **Prk Str Lot:**    **BBQs Alld?:**  
**SqFt Strg:**    **Floors/Bldg:**    **Str Lot Incl:**  
**Gnd/Top?:**    **Lvl/Suite:** 2  
**Shrd Am:**    **Unit Incl:**

