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520 Craiqflower Rd
VW Victoria West ~ V9A 2V9

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	10x9
Den	Lower	9x9
Entrance	Lower	11x9
Kitchen	Lower	15x11
Living Room	Lower	22x15
Bathroom	Main	4-Piece
Bedroom	Main	11x9
Bedroom	Main	10x9
Bedroom - Primary	Main	12x10
Dining Room	Main	9x8
Entrance	Main	10x7
Kitchen	Main	12x10
Living Room	Main	18x12
Sunroom	Main	9x5
Patio (Unfin)	Lower	16x12

Listing Summary

MLS@: 968407 **List Price:** \$1,199,900
Status: Active **Orig Price:** \$1,199,900
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$4,586 **Strata Fee:**
2024 Asmt: \$1,047,000 **Title:** Freehold

Remarks

Well maintained Vic West home with mortgage helper located across the street from Banfield Park! Solid 1958 construction with numerous recent upgrades including metal roof with skylights, vinyl windows, gas fireplace, HWT and furnace, 200amp electrical with EV charger, quality hardscaping with new driveway, pathways, large backyard patio and perimeter drain work. The home features a three bedroom main level with easy backyard access and mortgage helper with private entry and separate laundry on the lower level with 7'2" ceilings and flexible space for many purposes (inlaw suite, home business, theatre room etc). The flat backyard is a hidden gem with great sun exposure, fully fenced and landscaped for privacy, thriving veggie garden and fruit trees! An oasis for gardeners, kids and pets. Exciting location in Vic West with Banfield Park and Gorge Waterway directly across the street, stores and shops a block away, instant trail access for walking and biking with easy access to downtown.

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 4 **Kitchens:** 2
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,222
Bth 4Pce: 2 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 7' 2" / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, Dryer, F/S/W/D, Microwave, Range Hood, Refrigerator, Washer
Intr Ftrs: Breakfast Nook, Eating Area, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,103	1,119	0	0	0
Beds	1	3	0	0	0
Baths	1	1	0	0	0
Kitchens	1	1	0	0	0

Building Information

Built (est): 1958 **Lgl NC Use:** **Frnt Faces:** N **Bldg Style:** Character **Cool:** None
Oth Equ: **Bldg Warr:** No **Heat:** Baseboard, Electric, Forced Air, Na
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco **EnerGuide Rtg/Dt:** **Roof:** Metal
Ext Feat: Balcony/Patio, Fencing: Full, Garden **Fndn:** Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 7,050sqft / 0.16ac **Dims (w/d):** 50x140 **Waterfront:**
Prk Type: Driveway, EV Charger: Dedicated - Installed, On Street, RV, **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Curb & Gutter, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Marina Nearby, Near Golf Cc
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:**

