

209 Denison Road Features:

- * Built to a high standard in 1989 and well maintained by the original owners since! RS-4 zoning for Oak Bay.
- * Lot shows at 10,204sqft in the strata plan (10,162sqft in tax record). Property backs onto 2 hectares of Walbran/Gonzales Hill Park for the utmost privacy and great to enjoy nature and local wildlife. Gonzales Beach and McNeil Bay in close proximity.
- * Exclusive six lot bare land strata with a minimal cost for annual road insurance and infrequent grounds maintenance. Cost is approximately \$500/year (works out to \$42/month but owners pay once per annum). Strata has no registered bylaws and does not have meetings or any minutes. Very quiet cul-de-sac, as many owners travel throughout the year
- * House is 3122sqft of finished living space with additional double garage with workshop area and large crawlspace with height that varies. Three bedrooms and an executive style office, which can be used as a fourth bedroom. All bedrooms are oversize and the primary suite is a sanctuary for the owner to enjoy with five piece ensuite, walk-in closet and private balcony with views overlooking Oak Bay and ocean and mountains.
- * Roof was done in 2005 and still in great shape. Sump pump in crawlspace but no issues with water. Excellent maintenance of the building and grounds including furnace, painting, windows, gardens etc. The new owner will reap the benefits of the care taken over the years.
- * 2023 property assessment of \$2,712,000 (land \$1,936,000, buildings \$776,000) and 2022 property taxes \$9685.