

176 Lurline Ave Property Notes and Features

* Three bedroom two bathroom main residence built in 1927 and has been extensively renovated inside and out. New cedar shingle and board siding for most of the house. Newer cedar deck with vinyl surface and storage underneath. Extensive perimeter drain work and no water issues. Upgraded electrical with sub panel added to the workshop. Main house 200amp and studio 100amp on its own meter. Wood frame thermal windows for most of house. Impressive wood floors have been refinished to highlight the 12 varieties of wood used in the living room and reclaimed fir in the kitchen. Heat pump and gas furnace added for energy efficiency and year round comfort. Basement developed with bathroom added. Majority of basement height is 6'3"-6'4". New sump pump for bathroom and laundry. New pex water lines. New gutters. Gas BBQ hookup and hot water tank also gas. Hot and cold water tap at exterior driveway. New LED lighting. Rebuilt front entry with new foundation.

*New kitchen features all new custom cabinetry with eating bar. New stainless steel appliances including gas range, range hood, built in microwave, dishwasher and french door fridge. Quartz countertops with undermount sink. Subway tile backsplash.

* Detached studio was built with permits in 2011 through Saanich, although the kitchen/garden suite is technically unauthorized, zero issues from previous owner or current seller. All on one level with no step entry for easy access for anybody with mobility issues. Excellent tenants paying \$2500/m and pay their own hydro (separate meter). Durable hardi-plank siding and vinyl windows. Insuite laundry. Ideal inlaw space or a dream co-living property at \$600,000 each!

* Lot size shows as 10,080sqft on tax record (60ftx168ft). Parking for 5+ vehicles and boat/RV parking added. Six zone wifi controlled irrigation system. Large grass backyard with greenhouse is ideal for families, pets, kids and avid gardeners. Easy maintenance landscaping. Firepit area.

* Centrally located near Uptown, Mayfair and Tillicum Mall. Easy access to highways and transit and a short drive to downtown. Hampton Park across the street and plenty schools nearby. Lots of trails, walking, biking and recreation.

* Property taxes \$4490 for 2022 (\$327/month after homeowner grant). BC Hydro 12 month average \$55/m main house and \$113/m garden suite, Fortis gas \$85.35/m (main house only)

* Ideal closing end of February (or later) but not required.