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**7968 Wallace Dr  
 CS Saanichton ~ V8M 1L4**

**Interior Details**

**Layout:** Ground Level Entry With Main Up  
**Bedrms:** 5    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 2  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 1    **Fin SqFt:** 2,506  
**Bth 4Pce:** 1    **Unfin SqFt:** 306  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:** Potential  
**Ens 3Pce:** 1    **Basement:** 8' / Finished, Full, Walk-Out Access, With Windows  
**Ens 4+Pce:** 0    **FP Feat:** Family Room, Gas, Living Room, Roughed-In  
**App Incl:** Dishwasher, Dryer, Oven Built-In, Oven/Range Gas, Range Hood, Refrigerator, V  
**Intr Ftrs** Dining Room, Storage

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	15x11
Bedroom	Lower	11x11
Bedroom	Lower	11x10
Den	Lower	10x6
Entrance	Lower	13x6
Family Room	Lower	17x13
Bathroom	Main	4-Piece
Bedroom	Main	12x11
Bedroom - Primary	Main	1x12
Den	Main	11x10
Dining Room	Main	11x10
Ensuite	Main	3-Piece
Kitchen	Main	13x11
Living Room	Main	17x13
Garage (Unfin)	Lower	19x14
Utility Room (Unfinished) (Unfin)	Lower	10x6
Deck (Unfin)	Main	19x14

**Listing Summary**

**MLS@:** 973180    **List Price:** \$949,900  
**Status:** Active    **Orig Price:** \$949,900  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$3,801    **Strata Fee:**  
**2024 Asmt:** \$904,000    **Title:** Freehold

**Remarks**

Large 2500sqft five bedroom plus den three full bathroom home located in Saanichton! Plenty space for the entire family and 1/4 acre lot (10,739sqft) with fenced backyard, great for kids, pets and gardening. Upper level features main living space plus two bedrooms (easily converted back to three), two bathrooms including an ensuite with shower in primary bedroom and a 500sqft deck overlooking the surrounding farms with distant ocean and mountain views. Lower level features three more bedrooms plus den, three piece bathroom and large family room plus laundry and storage space. Single garage and plenty driveway parking for all your toys. Natural gas furnace, hot water tank, cooktop and fireplace upstairs for low utility costs. Located on the quiet side of Wallace Dr with pastoral surroundings, but a short walk to all amenities located in the Village of Saanichton. Mature landscaping including 100+ year old apple tree in front yard. Original owner home from 1974 awaits its next family!

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	1,196	1,310	0	0	0
<b>Beds</b>	3	2	0	0	0
<b>Baths</b>	1	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1974    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco  
**Ext Feat:** Balcony/Deck, Balcony/Patio, Fenced, Fencing: Partial

**Frnt Faces:** E    **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** None  
**Heat:** Electric, Forced Air, Natural Gas  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss:** No Step Entrance

**Lot/Strata Information**

**Prk Type:** Driveway, Garage, On Street, RV Access/Parking    **View:** Mountain(s), Ocean  
**Water:** Municipal    **Waste:** Sewer Connected    **Services:** Cable Connected, Compost, Electricity Connected, G.  
**Lot Feat:** Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Park Setting, Pasture, Quiet Area, Recreatio  
**Complex:**    **Prk Tota** 3    **Rent Alld?:**  
**SqFt Balc:**    **StrLots/Cplx**    **Prk Cm Prp:**    **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:**  
**Shrd Am:**    **Unit Incl:**

