

## 7712 Grieve Crescent Features and Updates:

Central Saanich file shows year built 1980. Current owners have lived here for 12 years.

Some nice features include 1318sqft of living space on one level being accessible for any wanting to avoid stairs or with mobility issues, two skylights (one in kitchen, one in main bath), large rear patio access from the dining room, laundry room with sink and cupboards

Updates include durable hardi-plank siding, newer vinyl windows, laminate floors in most rooms, new insulation in the attic to improve to  $\approx R50$  value, water line was disconnected at slab and now runs above ground to reduce risk, real wood and plywood cabinets in the kitchen (lowers handmade)

Brand new gas fireplace installed in 2024 by Pacific Fireplaces for efficient heating

Hot water tank installed in 2022 by Pro Way Plumbing

125amp panel with 40amp sub-panel. Garage was used as a shop and new outlets added for tools but can also be used for car charging. Garage height is roughly 9'3" and measures 20'7"x19'2" or 439sqft. Also plenty parking in the driveway for all of your cars and toys.

Ensuite bathroom in primary bedroom could be reconfigured to add shower where sink is and sink to the other wall that backs onto kitchen sink plumbing.

Fully fenced backyard with gates on each side of house. Mature landscaping and well maintained gardens complete with multiple apple and plum trees, raspberry patch and rhubarb! Shed is 11'6"x9'4"

Lot size on Autoprop shows 7699sqft. Backyard faces west. R-1M - medium lot single family residential zoning for Central Saanich. Right of way at rear of backyard for sewer/storm.

Very quiet dead end cul-de-sac street with friendly neighbours. House is a short walk to the heart of Saanichton with doctors/hospital, banks, pub, groceries, cafe, park and much more in very close proximity. Also on bus route.

School catchment SD63: K-5 Brentwood, 6-8 Bayside, 9-12 Stelly's

Closing date is flexible but can happen as soon as you want. Fully vacant.