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**230 Pearson College Dr  
 Me William Head ~ V9C 3Z2**

**Interior Details**

**Layout:** Ground Level Entry With Main Up  
**Bedrms:** 5    **Kitchens:** 2  
**Baths Tot:** 3    **Fireplaces:** 2  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 1    **Fin SqFt:** 2,751  
**Bth 4Pce:** 1    **Unfin SqFt:** 1687  
**Bth 5Pce:** 0    **Bed & Brk:** Potential  
**Ens 2Pce:** 1    **Addnl Acc:** Exists  
**Ens 3Pce:** 0    **Basement:** 8' / Finished, Full, Walk-Out Access, With Windows  
**Ens 4+Pce:** 0    **FP Feat:** Family Room, Gas, Living Room  
**App Incl:** Dishwasher, Dryer, Oven Built-In, Oven/Range Electric, Oven/Range Gas, Range  
**Intr Ftrs:** Ceiling Fan(s), Dining Room, Eating Area, French Doors, Storage, Vaulted Ceiling(s)

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	12x12
Bedroom	Lower	12x12
Entrance	Lower	15x12
Family Room	Lower	20x16
Kitchen	Lower	17x8
Laundry	Lower	12x8
Bathroom	Main	4-Piece
Bedroom	Main	10x9
Bedroom	Main	13x9
Bedroom - Primary	Main	14x12
Dining Room	Main	12x12
Ensuite	Main	2-Piece
Kitchen	Main	21x12
Living Room	Main	22x17
Walk-in Closet	Main	8x6
Studio	Other	22x12
Balcony (Unfin)	Main	50x4
Garage (Unfin)	Other	65x25

**Listing Summary**

**MLS@:** 958059    **List Price:** \$1,499,900  
**Status:** Active    **Orig Price:** \$1,499,900  
**Sub Type:** SF Det    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$4,064    **Strata Fee:**  
**2024 Asmt:** \$1,295,000    **Title:** Freehold

**Remarks**

Presenting 230 Pearson College Drive in beautiful Metchosin. Impressive 2.42 acre rural property located one block from the ocean at Weir Beach. 2547sqft five bedroom three bathroom west coast style 1975 built main residence with extensive updates and offers a two bedroom suite on the lower level for family or mortgage helper. Detached 1687sqft four bay shop, built in 2006 with additional 204sqft studio space on upper level. Quality features include custom cabinetry and upgraded appliances in main kitchen, wood windows, hardwood floors, two gas fireplaces and gas hot water, vaulted ceilings, extensive landscaping, tiered deck for outdoor entertaining and roundabout driveway for easy access. 200amp electrical for the house with 100amp to the shop, natural gas and CRD water. Your own private oasis in Greater Victoria with nature at your doorstep. Enjoy the best Metchosin has to offer with the ocean, Matheson Lake, Galloping Goose and numerous parks and trails a short stroll or drive away

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	1,106	1,441	0	0	204
<b>Beds</b>	2	3	0	0	0
<b>Baths</b>	1	2	0	0	0
<b>Kitchens</b>	1	1	0	0	0

**Building Information**

**Built (est):** 1975    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood  
**Ext Feat:** Balcony, Balcony/Deck, Fenced, Fencing: Full

**Frnt Faces:** E    **Bldg Style:** West Coast  
**Bldg Warr:** No  
**EnerGuide Rtg/Dt:**

**Cool:** None  
**Heat:** Baseboard, Electric, Natural Gas  
**Roof:** Fibreglass Shingle  
**Fndn:** Poured Concrete  
**Accss:** Accessible Entrance, No Step Entr

**Lot/Strata Information**

**Prk Type:** Attached, Carport, Detached, Driveway, Garage Quad+, RV    **View:**  
**Water:** Municipal    **Waste:** Septic System    **Services:** Cable Connected, Electricity Connected, Natural Gas  
**Lot Feat:** Acreage, Cleared, Landscaped, Marina Nearby, Near Golf Course, No Through Road, Park Setting, Private, Quiet Area, Rural Set  
**Complex:**    **Prk Tota:** 10    **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?:**    **Lvls/Suite:** 2  
**Shrd Am:**    **Unit Incl:**

