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**4000 Cedar Hill Rd
 SE Mt Doug ~ V8N 3C1**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11x10
Bedroom	Main	10x9
Bedroom - Primary	Main	14x12
Dining Room	Main	12x10
Ensuite	Main	2-Piece
Entrance	Main	11x5
Kitchen	Main	14x10
Laundry	Main	9x6
Living Room	Main	19x13
Patio (Unfin)	Main	8x8
Workshop (Unfin)	Main	10x10
Garage (Unfin)	Other	20x18
Patio (Unfin)	Other	23x8

Listing Summary

MLS@: 940941 **List Price:** \$1,169,900
Status: Active **Orig Price:** \$1,169,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,801 **Strata Fee:** \$0
2023 Asmt: \$1,280,000 **Title:** Freehold

Remarks

Extensively updated three bedroom two bathroom rancher on a large lot just under 10,000sqft in Saanich East! Comfortable one level living with walkout access to your beautiful and private backyard with mature landscaping, pergola patio, newly built shed for storage and workshop and the yard is fully fenced. Lots of quality updates include engineered hardwood floors, vinyl windows, updated kitchen, roof done 2019, gas fireplace and hot water tank and much more. Great use of indoor-outdoor space with Mediterranean style entertaining for your guests. Home is 1337sqft plus 394sqft garage and 102sqft shed and plenty of patio space and additional storage. Very centrally located and most amenities out your front door with University Heights and Tuscany Village nearby and UVic up the road. Tons of off street parking with oversize driveway with covered pullout area and double garage for all of your needs. Great value priced \$110,000 below assessment value and 100% move in ready for convenience!

Interior Details

Layout: Rancher
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,337
Bth 4Pce: 1 **Unfin SqFt:** 394
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 1 **Addnl Acc:** None
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, F/S/W/D, Microwave, Range Hood
Intr Ftrs: Closet Organizer, Dining Room, Dining/Living Combo, Eating Area, French Doors, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,337	0	0	0
Beds	0	3	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1979 **Lgl NC Use:** **Frnt Faces:** E **Bldg Style:** **Cool:** None
Oth Equ: Electric Garage Door Opener **Bldg Warr:** No **Heat:** Baseboard, Electric, Natural Gas
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco, Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Awning(s), Balcony/Patio, Fenced, Fencing: Full, Garden, Sprinkler System **Fndn:** Poured Concrete, Slab
Accss: Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size: 9,897sqft / 0.23ac **Dims (w/d):** **Waterfront:**
Prk Type: Additional, Attached, Driveway, Garage Double, On Street, F **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Electricity Connected, Garbage, N
Lot Feat: Central Location, Easy Access, Irrigation Sprinkler(s), Landscaped, Near Golf Course, Recreation Nearby, Rectangular Lot, Servic
Complex: **Prk Tota:** 4 **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:** 2
Shrd Am: **Unit Incl:**

