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2316 Magnolia Lane
Sk Sunriver ~ V9Z 1N9

Interior Details

Layout: Rancher

Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 1
Bth 3Pce: 0 **Fin SqFt:** 1,168
Bth 4Pce: 1 **Unfin SqFt:** 242
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** 3' / Crawl Space
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, Dryer, Microwave, Oven/Range Gas, Range Hood, Refrigerator, Wa
Intr Ftrs: Ceiling Fan(s), Closet Organizer, Dining/Living Combo, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12x11
Bedroom	Main	12x9
Bedroom - Primary	Main	13x12
Dining Room	Main	13x9
Ensuite	Main	3-Piece
Entrance	Main	8x4
Kitchen	Main	13x9
Living Room	Main	14x13
Walk-in Closet	Main	6x6
Garage (Unfin)	Main	19x13
Patio (Unfin)	Main	26x16

Listing Summary

MLS®: 1042921 **List Price:** \$599,900
Status: Active **Orig Price:** \$599,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,186 **Strata Fee:** \$706
2026 Asmt: \$707,000 **Title:** Lshld/Str

Remarks

Three bedroom two full bathroom patio home at Rivers Edge Village in Sunriver Estates! 2021 built one level rancher just under 1200sqft situated on a 4271sqft lot with showcase rear patio area featuring large covered pergola for year round outdoor enjoyment. Home features include spacious 9' ceilings, gas fireplace in living room, open concept design, chefs kitchen with quartz countertops, entertaining island, large pantry cabinet and stainless steel appliances with gas range, primary bedroom overlooks the landscaped backyard and features walk-in closet plus full ensuite with walk-in shower. Other upgrades include all new lighting, new carpets in bedrooms and murphy bed in second bedroom. Gorgeous landscaping with must see gardens in the fully fenced and private backyard. Garage with workshop bench and double wide driveway for easy parking. Gated community surrounded by nature with walking trails and Sooke River out your door. Easy access to the highway for a short drive into Langford!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,168	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): 2021 **Lgl NC Use:** **Frnt Faces:** SE **Bldg Style:** **Cool:** None
Oth Equ: Electric Garage Door Opener **Bldg Warr:** Yes **Heat:** Electric, Natural Gas, Other
Const Mt: Cement Fibre, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle
Ext Feat: Awning(s), Balcony/Patio, Fencing: Full, Garden, Sprinkler System, Water Feature, W **Fndn:** Poured Concrete
Accss: Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 4,271sqft / 0.12ac **Dims (w/d):** **Waterfront:**
Prk Type: Attached, Driveway, Garage **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Electricity Connected, Garbage, N
Lot Feat: Adult-Oriented Neighbourhood, Level, No Through Road, Quiet Area, Recreation Nearby, Serviced, Southern Exposure
Complex: **Prk Tota:** 2 **Rent Alld?:** Unrestricted: Rentals Permitted
SqFt Balc: **StrLots/Cplx:** 96 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: 242 **Bldgs/Cplx:** 96 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: 442 **Suites/Bldg:** 1 **Prk Str Lot:** 3 **BBQs Alld?:** Yes: BBQs permitted
SqFt Strg: **Floors/Bldg:** 1 **Str Lot Incl:** Deck/Patio, Garage, Private Garden
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: Clubhouse, Common Area, Guest Suite, Meeting Room, Private Unit Incl: Garbage Removal, Maintenance Grounds, Property M

