

4631 Falaise Drive Features and Updates:

Roof replaced by previous owner 2015

Venmar heat recovery ventilation system by previous owner 2015

RV power point in driveway by previous owner

Poly-b water lines replaced with PEX throughout and new hot water heater 2018 (Miles Plumbing). 3 outside faucets have shut-off valves

New carpets 2020

Electronic thermostats and LED lights throughout 2020

Painted throughout inside 2020, outside 2021 (Amira)

New built-in microwave (LG) and dishwasher (Bosch) 2021

New vinyl windows, patio door and front door 2021 (Thermoproof)

New landscaping and irrigation system rear yard 2021 (Red Feather)

New eavestroughs including leaf guards 2021

Heat pump installed by RedBlue and under-floor insulation added 2022

EV charger 2022

New washer (LG) and fridge (GE) 2024

Mature and productive apple and fig trees, and grapevine on trellis. Greenhouse, tool shed, vegetable boxes and composters included in sale

Home insurance including earthquake costs \$1,800 / yr (BCAA)

Hydro (heat pump, baseboards, hot water, cooking, EV charger) \$1,600 / yr, generally 25% less than "similar homes nearby"

OF NOTE:: The "panhandle" extension of the rear yard reaches to Royal Wood Place. It's roughly 25ft wide and 140 ft long, good for addition of a studio, workshop, or garage. It could be possible to subdivide and/or put a laneway style home there; the next door neighbours have expressed interest in subdividing their lot, which also reaches Royal Wood Place and combining it with our strip, which would make a full size building lot approximately 8400sqft. Buyer to confirm any potential with Saanich.

Ideal closing dates July 15, 2024 completion date with July 16, 2024 at 2:00pm (or later) possession date