



Troy Petersen
 Personal Real Estate Corporation
 troy@troypetersen.com
 Cell: (250)858-1134
 www.troypetersen.com



**4631 Falaise Dr
 SE Broadmead ~ V8Y 1B4**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12x11
Bedroom	Main	12x10
Bedroom - Primary	Main	14x13
Dining Room	Main	12x11
Eating Area	Main	12x6
Ensuite	Main	3-Piece
Entrance	Main	9x6
Family Room	Main	17x16
Kitchen	Main	12x10
Laundry	Main	8x8
Living Room	Main	16x14
Garage (Unfin)	Main	21x21
Patio (Unfin)	Main	34x17

Listing Summary

MLS@: 963829 **List Price:** \$1,299,900
Status: Active **Orig Price:** \$1,299,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$5,042 **Strata Fee:**
2024 Asmt: \$1,232,000 **Title:** Freehold

Remarks

Immaculate three bed two bath rancher in beautiful Broadmead! Convenient one level living and meticulously maintained with many quality upgrades including new vinyl windows and heat pump that make this home very energy efficient. Large driveway with additional RV space and 21x21 double garage allows parking for all your needs! Extensive front and rear landscaping with irrigation and unique panhandle extension creates a backyard oasis with potential development upside. A true gardeners dream, or ideal outdoor space for pets and kids that is fully fenced. 1864sqft of living space with large living room, separate dining room and cozy family room off the kitchen with fireplace and easy access to a private 550sqft patio. Other features include skylights and bay windows for tons of natural light, primary bedroom suite with walk-in and ensuite with shower, gourmet kitchen with island, quality cherry wood cabinetry and stainless appliances. Large lot at 15,246sqft with rear cul-de-sac access.

Interior Details

Layout: Rancher
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,864
Bth 4Pce: 1 **Unfin SqFt:** 484
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:** Family Room, Gas, Living Room, Other
App Incl: Dishwasher, F/S/W/D, Microwave, Oven Built-In, Range Hood
Intr Ftrs: Breakfast Nook, Closet Organizer, Dining Room, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,864	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): 1989 **Lgl NC Use:**
Oth Equ: Central Vacuum, Electric Garage
Const Mt: Brick, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood
Ext Feat: Awning(s), Balcony/Patio, Fenced, Fencing: Full, Garden, Sprinkler System, Wheelch: **Frnt Faces:** S **Bldg Style:** West Coast
Bldg Warr:
EnerGuide Rtg/Dt:
Cool: Air Conditioning
Heat: Baseboard, Electric, Heat Pump, H
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss: Accessible Entrance, Ground Level

Lot/Strata Information

Prk Type: Attached, Driveway, EV Charger: Dedicated - Installed, Gara
Water: Municipal **Waste:** Sewer Connected **View:**
Lot Feat: Central Location, Cleared, Irregular Lot, Irrigation Sprinkler(s), Landscaped, Level, Park Setting, Recreation Nearby, Serviced, Shr
Complex: **Prk Tota** 2 **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:** 1
Shrd Am: **Unit Incl:**

