



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



**275 Moss Hill Pl
 Me William Head ~ V9C 3Z2**

Interior Details

Layout: Rancher
Bedrms: 3 **Kitchens:** 2
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,550
Bth 4Pce: 1 **Unfin SqFt:** 800
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 1 **Basement:** 7' / Crawl Space, Partial, Unfinished, Walk-Out Access
Ens 4+Pce: 0 **FP Feat:** Living Room, Wood Stove
App Incl: Built-in Range, Dishwasher, Dryer, Oven Built-In, Refrigerator, Washer
Intr Ftrs: Ceiling Fan(s), Dining/Living Combo, Eating Area, Storage, Vaulted Ceiling(s), Workshop

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bathroom	Main	3-Piece
Bedroom	Main	10x9
Bedroom	Main	8x8
Bedroom - Primary	Main	14x12
Dining Room	Main	12x10
Ensuite	Main	3-Piece
Kitchen	Main	15x13
Kitchen	Main	9x8
Laundry	Main	10x10
Living Room	Main	21x12
Living Room	Main	12x7
Workshop (Unfin)	Lower	12x8
Deck (Unfin)	Main	32x9
Deck (Unfin)	Main	26x8
Barn (Unfin)	Other	16x12
Studio (Unfin)	Other	12x10

Listing Summary

MLS@: 943821 **List Price:** \$999,900
Status: Active **Orig Price:** \$999,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,348 **Strata Fee:**
2023 Asmt: \$1,150,000 **Title:** Freehold

Remarks

Three bed, three bath acreage in Metchosin with mortgage helper! 1550sqft one level home with two bed two bath owners suite and updated bachelor suite all situated on 2.11 acres located a short walk away to beautiful Weir Beach. Property has several outbuildings including studio, hobby farm with barn and fenced animal enclosure, sheds, gardens and workshop/storage. Extremely private backing onto DND property with endless forest in your backyard. Home sits high on the hill with east, south and west exposure for sun all day and all year long. Open concept main living area with tons of windows and vaulted ceilings has access to extensive decks and outdoor entertaining spaces. A great place to wow your guests, enjoy your morning coffee or watch the stars from your hot tub. 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. RR2 zoning allows detached suite! A true oasis is awaiting its new owners.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,550	0	0	0
Beds	0	3	0	0	0
Baths	0	3	0	0	0
Kitchens	0	2	0	0	0

Building Information

Built (est): 1989 **Lgl NC Use:** **Frnt Faces:** E **Bldg Style:** West Coast
Oth Equ: **Bldg Warr:** No **Cool:** None
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood **EnerGuide Rtg/Dt:** **Heat:** Baseboard, Electric, Wood
Ext Feat: Balcony/Deck, Balcony/Patio, Fenced, Fencing: Partial, Garden **Roof:** Asphalt Shingle
Accss: **Fndn:** Poured Concrete

Lot/Strata Information

Lot Size: 91,912sqft / 2.11ac **Waterfront:**
Prk Type: Driveway, RV Access/Parking **View:**
Water: Municipal **Waste:** Septic System **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Acreage, Cul-de-sac, Hillside, Irregular Lot, Landscaped, Marina Nearby, Near Golf Course, Park Setting, Private, Quiet Area, Roc
Complex: **Prk Tota:** 8 **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?: **Lvl/Suite:** 2
Shrd Am: **Unit Incl:**

