

## **479 Phelps Ave. Features:**

- \* Located across the street from Thetis Lake Park. Five minute walk (433 metres from the driveway to be exact!) to swimming/floating on the lake and extensive trail network for hiking, biking, pets etc right outside your front door.
- \* House constructed in 1990 with 2786sqft of living space and 414sqft garage space (20'4"x20'4"). Three bedroom two bath 1453sqft main floor with additional home office/guest bedroom retained for the upstairs on the lower level. Nicely appointed one bedroom suite has 8' ceilings and full size living room. 5th bedroom can easily revert back to make a two bedroom suite!
- \* Upstairs has been extensively renovated. Upper kitchen is open concept with quartz countertops, new cabinets, stainless steel appliances, eating nook and large 6'6"x5'2" pantry. Upstairs ensuite bathroom has been renovated with new vanity with double sinks and rainfall shower. New windows in bedrooms upstairs, new patio door to the deck off primary bedroom and new french doors leading out the deck. New laminate flooring, lighting and fresh paint throughout.
- \* Downstairs suite has new flooring throughout and kitchen has been updated. Updated bathroom. Fresh paint and fixtures. Private parking area at side of house and separate entrance from the back patio with mudroom area. 18x14 living room and separate dining area for the suite to enjoy.
- \* Southwest facing backyard with new 220sqft covered deck to soak up the sun and year round entertaining. Stairs to access your large fully fenced grassy backyard that is ideal for kids and pets, or great for a garden as well. Playground set can stay or go to suit your needs. No houses across the street or in the backyard looking in. Shed in the backyard is included, plastic shed at side of house is the grandparents and plan to take it with them. Lot size from tax record is 7405sqft (.17ac). Easy maintenance front

yard with additional parking at front and side of house as well as large parking area for boats/RVs down below.

\* 2022 property taxes are \$3813.33 or \$270/m after homeowner grant.

\* Quiet location in Thetis Heights in a park like setting, yet minutes to all of the amenities Langford has to offer including Market on Millstream, Home Depot, Save-On Foods, shops, restaurants/pubs, schools and transit.

\* School catchment is Millstream Elementary K-5, Spencer Middle School 6-8 and Belmont Secondary 9-12

\* Sellers prefer longer closing if possible (end of August or later preferred). Upstairs will be vacant on closing. Downstairs would prefer to stay on as tenants at least for the short term at \$1500/m with current arrangement or would pay \$2000/m if 2nd bedroom was retained for the suite again. There is some flexibility with both up and down and entire house can be vacated if a requirement. Just need a bit of time to find a place afterwards.

\* Offers, if any, presented Thursday May 26 at 5:00PM

\* Email for Google Drive link with additional information. Any other questions, feel free to ask Troy at (250)858-1134 or [troy@troypetersen.com](mailto:troy@troypetersen.com)