



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



**7712 Grieve Cres  
 CS Saanichton ~ V8M 1L6**

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10x10
Bedroom	Main	10x10
Bedroom - Primary	Main	13x12
Dining Room	Main	12x9
Ensuite	Main	2-Piece
Entrance	Main	10x6
Kitchen	Main	12x11
Laundry	Main	9x7
Living Room	Main	17x13
Garage (Unfin)	Main	21x19
Patio (Unfin)	Main	24x8
Workshop (Unfin)	Main	12x9

**Listing Summary**

**MLS@:** 966289      **List Price:** \$999,900  
**Status:** Active      **Orig Price:** \$999,900  
**Sub Type:** SF Det      **Sold Price:**  
**DOM:** 0      **Pend Date:**  
**Taxes:** \$4,202      **Strata Fee:**  
**2024 Asmt:** \$1,003,000      **Title:** Freehold

**Remarks**

Immaculate three bedroom two bathroom rancher located on a quiet dead-end street in Saanichton! 1300sqft of accessible living space all on one level and move in ready. Home features primary bedroom with ensuite, large living room with new gas fireplace, two skylights, large driveway and double garage with 9' ceilings and plenty outlets for car charging or all your tools! Eat-in kitchen with quality cabinets and tile flooring plus dining room with access to the west facing 24x8 rear patio, ideal for your summer BBQ's. Other quality upgrades include durable hardi-plank siding, recent vinyl windows, laminate flooring, two year old hot water tank and new attic insulation. Large lot at 7700sqft with a fully fenced backyard ideal for kids, pets or gardening. Outside also features 12x9 garden shed/workshop, mature landscaping, apple and plum trees and raspberries! Friendly cul-de-sac for peace and quiet, yet just minutes walking to all levels of amenities in the heart of Saanichton. \$999,900!

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 3      **Kitchens:** 1  
**Baths Tot:** 2      **Fireplaces:** 1  
**Bth 2Pce:** 0      **Storeys:**  
**Bth 3Pce:** 0      **Fin SqFt:** 1,318  
**Bth 4Pce:** 1      **Unfin SqFt:** 439  
**Bth 5Pce:** 0      **Bed & Brk:**  
**Ens 2Pce:** 1      **Addnl Acc:**  
**Ens 3Pce:** 0      **Basement:** None  
**Ens 4+Pce:** 0      **FP Feat:** Gas, Living Room  
**App Incl:** Dishwasher, F/S/W/D, Microwave  
**Intr Ftrs:** Breakfast Nook, Ceiling Fan(s), Dining/Living Combo, Eating Area, Storage

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	1,318	0	0	0
<b>Beds</b>	0	3	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Frnt Faces:** E      **Bldg Style:** West Coast      **Cool:** None  
**Built (est):** 1980      **Lgl NC Use:**      **Bldg Warr:**      **Heat:** Baseboard, Electric, Natural Gas  
**Oth Equ:** Electric Garage Door Opener      **EnerGuide Rtg/Dt:**      **Roof:** Asphalt Shingle  
**Const Mt:** Cement Fibre, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood      **Fndn:** Slab  
**Ext Feat:** Balcony/Patio, Fenced, Fencing: Full, Garden, Low Maintenance Yard, Wheelchair Ac      **Accss:** Accessible Entrance, Ground Level

**Lot/Strata Information**

**Lot Size:** 7,699sqft / 0.18ac      **Dims (w/d):**      **Waterfront:**  
**Prk Type:** Attached, Driveway, EV Charger: Dedicated - Installed, Gara      **View:**  
**Water:** Municipal      **Waste:** Sewer Connected      **Services:** Cable Connected, Compost, Electricity Connected, G.  
**Lot Feat:** Central Location, Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, No Through Road, Private, Quiet  
**Complex:**      **Prk Tota:** 4      **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:** 1  
**Shrd Am:**      **Unit Incl:**

