



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



4272 Houlihan Pl SE Gordon Head ~ V8N 3T1

Interior Details

Layout: Main Level Entry with Lower/Upper Level
Bedrms: 5 **Kitchens:** 1
Baths Tot: 4 **Fireplaces:** 4
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 4,183
Bth 4Pce: 2 **Unfin SqFt:** 485
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Potential
Ens 3Pce: 0 **Basement:** 8' / Crawl Space, Finished, Full, Walk-Out Access, With Wind
Ens 4+Pce: 1 **FP Feat:** Electric, Family Room, Gas, Living Room, Primary Bedroom,
App Incl: Dishwasher, Dryer, Oven/Range Gas, Refrigerator, Washer
Intr Ftrs: Breakfast Nook, Ceiling Fan(s), Closet Organizer, Dining Room, Eating
 Area, Soaker Tub, Storage, Vaulted Ceiling(s), Wine Storage

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	15x12
Bedroom	Lower	19x13
Rec Room	Lower	26x16
Bathroom	Main	4-Piece
Bedroom	Main	14x11
Dining Room	Main	17x13
Entrance	Main	12x7
Family Room	Main	20x14
Kitchen	Main	17x15
Living Room	Main	19x19
Bathroom	Second	4-Piece
Bedroom	Second	16x12
Bedroom - Primary	Second	16x14
Deck (Unfin)	Main	20x12
Deck (Unfin)	Main	24x11
Garage (Unfin)	Main	20x20
Patio (Unfin)	Main	22x20
Deck (Unfin)	Second	12x8

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,463	1,908	812	0	0
Beds	2	1	2	0	0
Baths	1	1	2	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS®: 996733 **List Price:** \$2,099,000
Status: Active **Orig Price:** \$2,099,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$8,760 **Strata Fee:**
2025 Asmt: \$1,927,000 **Title:** Freehold

Remarks

Custom built west coast executive home in Gordon Head with extensive updates throughout at 4272 Houlihan Place. Large floorplan with five bedrooms and four full bathrooms on three levels at 4183sqft and situated on a 1/4 acre (10,920sqft) lot with mature landscaping and great privacy. Home features a 32x16 heated in-ground pool with power safety cover for ultimate backyard fun! Spacious 1900sqft main floor is great for entertaining and features grand vaulted entry, 19x19 living room, separate dining area, large kitchen with pantry and island, cozy family room and two decks with easy backyard/pool access. Upstairs features primary bedroom with luxurious ensuite and large walk-in closet, second bedroom and another bathroom plus balcony access. Full height lower level with outdoor access, two additional bedrooms, full bathroom, flex room and massive rec room. Ocean glimpses from most rooms in the house. Large driveway and double garage. Prestigious schools, parks and beaches nearby!

Building Information

Built (est): 1986 **Lgl NC Use:** **Frnt Faces:** S **Bldg Style:** West Coast
Oth Equ: Central Vacuum, Electric Garage **Bldg Warr:**
Const Mt: Brick, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood **EnerGuide Rtg/Dt:**
Ext Feat: Balcony/Deck, Balcony/Patio, Fenced, Garden, Sprinkler System, Swimming Pool **Cool:** None
Heat: Electric, Forced Air, Natural Gas, R **Roof:** Fibreglass Shingle
Fndn: Poured Concrete **Accss:** Ground Level Main Floor

Lot/Strata Information

Prk Type: Attached, Driveway, Garage Double **Lot Size:** 10,920sqft / 0.25ac **Dims (w/d):** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **View:** Ocean
Lot Feat: Central Location, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Landscaped, Level, Private, Recreation Nearby, Service
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:** 3
Shrd Am: **Unit Incl:**

