

2847 Wyndeatt Avenue - Features:

*House built in 1957 as per Saanich building file with many upgrades done in recent years. Most of the inside of the home was updated in 2013 and after. 1887sqft of living space as per floorplans by StandardRES (1147sqft main level, 740sqft lower level, garage 317sqft unfinished, rear deck 273sqft, front deck/porch 122sqft).

*Suite kitchen was constructed by Ikan in 2016. The rest of the suite living space was renovated in 2013. The suite is currently vacant for flexibility with the new owners but was most recently rented out for \$1400/m - used for family since Sept 2019. With a 25 year mortgage at 2.19%, that pays \$320,000 worth of the mortgage each month!!

*Outdoor space features deck constructed in 2017 by Pacific Ecoscapes. Rear driveway access off Adelaide Ave and front entry off Wyndeatt Ave for lots of parking and street frontage. Backyard is fenced in with lots of mature trees and plants. There are two peach trees along the west side of the property and apple tree in the backyard. The garden shed can be included in the sale. Lot size is 6600sqft (55x120) from tax record.

*Roof was done in 2013. High efficiency gas furnace. Nest thermostat with main level central control. Ground penetrating radar scan done by Western Utilities in 2016 for underground oil tank, none found

*One block from the Gorge Waterway and great area for walking. #11 Bus to downtown on Gorge Rd. Quick access to Hwy's and short drive to downtown. Lots of amenities in the nearby area. Very family friendly neighbourhood. School catchment for 2020/2021: Craigflower Elementary K-5, Shoreline Community Middle 6-8, Spectrum Community School 9-12.

*House is efficient for utility costs. Last 12 month averages listed:

Saanich for Water/Garbage/Sewer = \$66/month

BC Hydro for Electricity = \$61/month

Fortis for Natural Gas = \$59/month

Wawanesa for Insurance with Earthquake and Suite Coverage = \$178/month

*Preferred Completion Date: July 31, 2020 with Possession at 5PM August 1, 2020.
Can also complete sooner if required..

*Any other questions, feel free to ask! :)