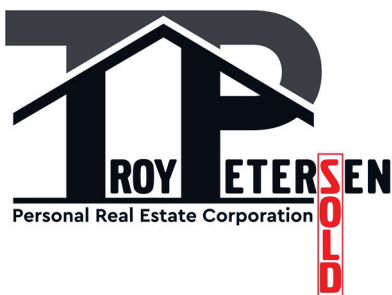


LUXURY TOWNHOME AT ALDERSMITH WOODS

#37 - 118

**Aldersmith
Place**

View Royal



TROY PETERSEN

Personal Real Estate Corporation

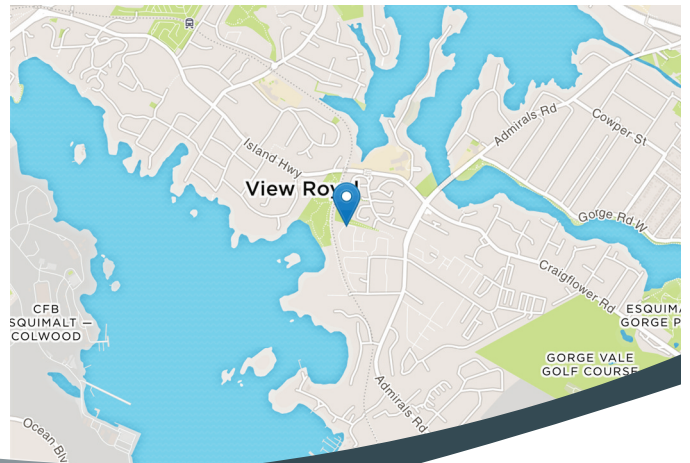
troyetersen.com tetersen@sutton.com
Direct: (250) 858-1134 Office: (250) 479-3333

#37 - 118 Aldersmith Pl

View Royal

List Price	\$749,900
MLS® Number	406594
Bedrooms	4
Bathrooms	4
Year Built	1999
Living Space	2,173 finished sq.ft.
Lot	1185 Sq.Ft.
Basement	8`0" Fully Finished Basement
Fuel & Heat	Electric, Gas and Baseboard, Gas Fireplace Heating
Parking	Driveway, Garage Double, Visitors
Schools	61 Esquimalt Highschool, 61 Shoreline Middle, 61 View Royal Elementary
Taxes	\$3,111 for 2018
Assessment	\$676,000 for 2019
Monthly Fees	\$406.00

Live in peaceful luxury at Aldersmith Woods in View Royal. Large three storey, four bedroom, four bathroom townhouse with nearly 2200sqft of living space plus 479sqft double garage with workshop space. This desirable end unit has ultimate privacy and is ideally situated with Portage Inlet Park and a short walk to ocean access at Thetis Cove literally out your front door! Great layout featuring expansive main level, three bedrooms and two baths on the upper level and lower level has large fourth bedroom (17x12) with endless possibilities for any lifestyle (home office, rec room, teenager space, gym etc). Great outdoor spaces with private yard and gardens, a 200sqft deck off the kitchen for year round entertaining and BBQing as well as two front facing sun decks with ocean glimpses. Lots of storage and parking for four vehicles! All ages, Dogs and Cats allowed and some rentals permitted. Don't miss your chance to call this exclusive townhouse complex home! Proudly offered at \$749,900!



Sutton Group West Coast Realty

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A handwritten signature in black ink, reading "Troy Peterson".

The above information is from sources deemed reliable but should not be relied upon without independent verification