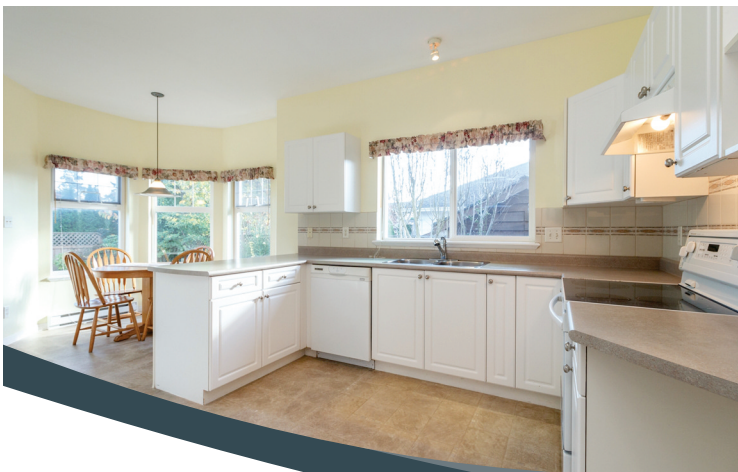


2001 BUILT RANCHER IN HEART OF SAANICHTON

7937

Simpson
Road

Saanichton



TROY PETERSEN

Personal Real Estate Corporation

<http://www.victoriabc.realestate> tpetersen@sutton.com

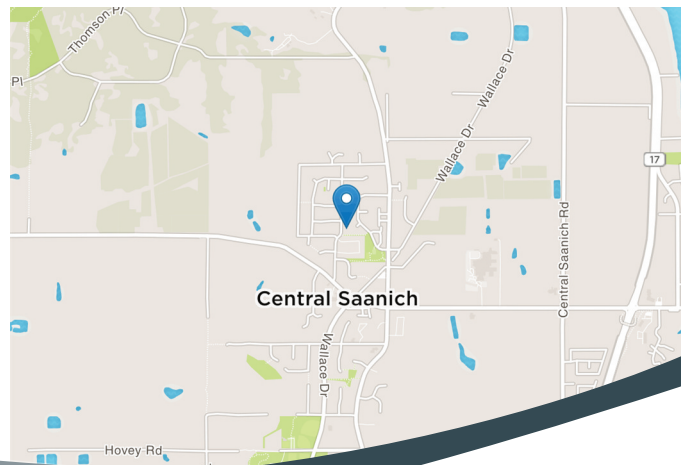
Direct: (250) 858-1134 Office: (250) 479-3333

7937 Simpson Rd

Saanichton

List Price	\$749,900
MLS® Number	401649
Bedrooms	3
Bathrooms	2
Year Built	2001
Living Space	1,652 finished sq.ft.
Lot	Level 0.13 Acre / 5546 Sq.Ft. (Rect.)
Basement	Crawl Space
Fuel & Heat	Electric, Gas and Baseboard, Gas Fireplace Heating
Parking	Driveway, Garage Double
Schools	63 Stelly's Highschool, 63 Bayside Middle, 63 KELSET Elementary
Taxes	\$3,925 for 2018
Assessment	\$725,000 for 2018

2001 built rancher with 1650sqft of living space. Great one level living at Polo Park Estates in the heart of Saanichton. Three good sized bedrooms with 15x13 master that has ensuite bathroom. Living room with cozy gas fireplace, seperate dining room and spacious kitchen with plenty of cabinets and bright breakfast area with lots of windows and patio access for BBQ'ing and access to the fully fenced backyard (perfect for pet owners). Large double garage at over 400sqft with plenty of space for workshop area if needed. Construction features vinyl windows, durable hardi-plank siding and 9 foot ceilings throughout the home for open spacious feel. This house is situated in a newer subdivision that is a short walk around the corner to the heart of the Village of Saanichton with amenities such as restaurants, coffee shop, groceries, doctors, bank and much more. Great home for those downsizing or retirees or anybody looking for the convenience of one level living. Proudly offered at \$749,900



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Sutton WestCoast Realty™
You've found a home

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