

1326 Lyall St Features:

*2016 built custom home, roughly 500sqft per floor as well as rooftop patio with panoramic ocean and mountain views.

*Remaining 2/5/10 Pacific New Home Warranty in place. Occupancy June 2016

*Kitchen features quartz countertops, marble backsplash, custom cabinets with built in pantry wall, undermount double sink with Delta touch faucet and prep/entertaining island

*Frigidaire Professional Series Gas Range, Fisher Paykel Fridge with Ice and Water Dispenser, Bloomberg Dishwasher, Panasonic Microwave with Built-Ins, Chimney Style Range Hood, Whirlpool HE Stacking Washer and Dryer, Central Vacuum System with Attachments

*Ash engineered hardwood floors throughout main living areas with porcelain tile floors in bathroom (heated tile in upper floor)

*Floating steel staircase with reclaimed solid cedar treads and glass enclosure wall

*Rooftop patio access through hydraulic skylight door. Additional 450+sqft of outdoor space that gets lots of sun and is very private. Awesome panoramic views to the Salish Sea and Olympic Mountains. Torch on membrane roof which is underneath the durable Playfall rubber tiles

*Daikin ductless heat pump system for year round comfort and economical heating with one head on main level and two upstairs (one in each bedroom). Great for comfort with year round heat or air conditioning. Lower level heated by electric baseboard.

*Custom light filtering blinds in main living areas and blackout blinds in upper bedrooms

*Rough-ins for gas hot water, BBQ, dryer as well as gas connection on rooftop deck for BBQ, fire table, heat lamp etc. Also rough-ins for solar panels.

*Closet organizers and storage throughout with cold storage and all mechanical on lower level

*Recessed lighting on all floors with built in speakers in ceilings

*Extensive designer landscaping, fully irrigated with underground sprinklers. Very easy care

*Privacy gate at back entry leads to courtyard area. Gate swings in and out and locks away car if on vacation. Storage shed at side of house and chest storage in courtyard included in sale.

*Very reasonable utility bills. Fortis (natural gas) \$13/month, City of Victoria (garbage, sewer, water) \$69/month, BC Hydro (electricity) \$109/month averaged over 12 months. Property taxes \$294/month after homeowner grant