

# 2016 CUSTOM BUILT HOME WITH OCEAN VIEWS

# 1326

## Lyall Street

Saxe Point



## TROY PETERSEN

Personal Real Estate Corporation

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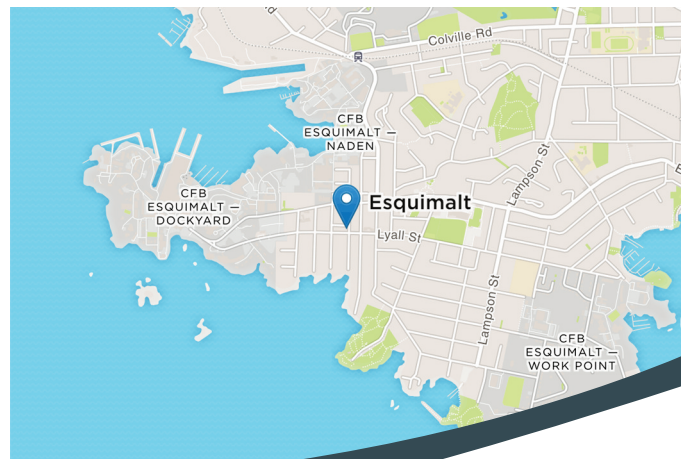
Direct: (250) 858-1134 Office: (250) 479-3333

# 1326 Lyall St

Saxe Point

<b>List Price</b>	\$899,900
<b>MLS® Number</b>	416245
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Year Built</b>	2016
<b>Living Space</b>	1,529 finished sq.ft.
<b>Lot</b>	0.05 Acre / 2250 Sq.Ft. (Rect.)
<b>Basement</b>	7`11" Fully Finished Basement
<b>Fuel &amp; Heat</b>	Electric and Air Conditioning, Baseboard, Radiant In-floor, Heat Pump Heating
<b>Parking</b>	Driveway
<b>Schools</b>	61 Esquimalt Highschool, 61 Rockheights Middle, 61 Macaulay Elementary
<b>Taxes</b>	\$4,102 for 2019
<b>Assessment</b>	\$710,000 for 2019

Custom 2016 built ocean view home in beautiful Saxe Point! 1326 Lyall St features a stunning rooftop balcony with panoramic south facing ocean and mountain views! Plenty luxury features including gourmet kitchen with high end stainless steel appliances with gas range, quartz countertops, marble backsplash and built in pantry, floating steel staircase with solid cedar treads and glass wall, gorgeous ash wood floors throughout, spa-like bathrooms with tile features and quartz countertops, custom blinds and potlights throughout. Very well designed floorplan with open concept main living area, two bedrooms on the upper level with access to the 4th level rooftop deck and lower level features a third bedroom, media/flex room and full bathroom. Very easy care maintenance, fully fenced and irrigated with designer landscaping. Energy efficient design with heat pump and low utility bills. Just steps to the ocean, shops, parks and more. No GST! No Strata! Proudly offered at \$899,900. Act fast!



**Sutton Group West Coast Realty**

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