

TROY PETERSEN

Personal Real Estate Corporation www.troypetersen.com (250)858-1134 tpetersen@sutton.com



33x14





ı	Finished Rooms				
	Rooms / Lvls Finished SqFt:	Lvl 1 499	Lvl 2 515	Lvi 3 515	Lvi 4
	Entrance	700	8x4	313	
	Living		10x10		
	Dining		11x8		
	Kitchen		14x8		
ı	Mast Bdrm			12x11	
ı	Bathroom		2		
	Bedroom			10x10	
ı	Bathroom	4440		5	
ı	Bedroom	11x10			
ı	Bathroom Media Rm	13x9			
	Laundry	1389		5x3	
	Lauriury			3,3	

Unfinished Rooms

Schools

Middle

18x15

Senior

61 Rockheigh 61 Esquimalt

Services:

Listing Summary					
MLS®: 416245	List Price: \$899,900				
Status: Current	Orig Price: \$899,900				
SubClass: SF Det	Sold Price:				
DOM : 0	Pend Date:				
Taxes: \$4,102	Mth Assmt				
2019 Asmt: \$710.000	Title: Freehold				

Remarks

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

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!

Kemark

1326 Lyall St
Es Saxe Point ~ V9A 5H6
Interior Details

Main Level Entry with Lower/Upper

Bedrms: 3 Kitchens: 1
Baths Tot: 3 Fireplaces:

Layout:

Ens 2Pce:

 Bth 2Pce:
 1
 Main Lev:
 Level 2

 Bth 3Pce:
 Fin SqFt:
 1,529

 Bth 4Pce:
 1
 Unfin SqFt:
 475

 Bth 5Pce:
 1
 Bed & Brk:

Ens 3Pce: Basement: 7' 11" / Finished - Fully

Adnl Acc:

Ens 4+Pce FP Feat:

App Incl: Central Vac/Equip, Dishwasher, Dryer, Fridge, Microwave, Oven/Range Gas, Rar

Int Feat: Blinds, Central Vacuum Roughed-in, Closet Organizer, Dining-Living Combo, Flrs/Tile, Flrs/Wood, Screens, Soaker Tub, Storage Separate

Building Information Frnt Faces: S Bldg Sch: No Bldg Style:

Built (est) 2016 Lgl NC Use: No Rear Faces: N Bldg Warr: Yes Fuel: Electric Lsd Equ: EnerGuide Rtg/Dt: Heat: Air Conc

Lsd Equ:EnerGuide Rtg/Dt:Heat:Air Conditioning, Baseboard, FloorConst Mt:Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Windows VinylRoof:Torch-on, Other

Ext Fin: Cement Fibre Siding, Metal, Stone, Wood

Fndn: Concrete Poured

Ext Feat: Balcony/Deck, Fenced Yard/Full, Guest Accommodations, Patio, Storage Shed Accss

Balcony

Elementary

61 Macaulay

Patio

Lot Size 2,250sqft / 0.05ac (est)

Prk Type: Driveway

Dims (w/d): 30 ft x 75 ft
Driveway: Concrete

ALR?: No
Driveway: Concrete

ALR?: No

Water: City/Munic. Waste: Sewer Lot Feat: View: City, View: Mtn, View: Water, Corner

Complex: Mgd By: Rent Alld?:
SqFt Balc: StrLots/Cplx Prk Cm Prp: Yng Ag Alld?
SqFt Prk: Bldgs/Cplx: Prk LCP: Pets Alld?:
SqFt Pat: Suites/Bldg Prk Str Lot: BBQs Alld?:

SqFt Strg: Floors/Bldg Str Lot Incl: Gnd Lev? Lvls/Suite: Com Str Itm:

Shrd Am: Assmt Incl:

Photos and Map









Brokerage Fee: 3%1st\$100k,1.5%Balance



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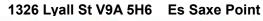
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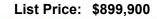


MLS®: 416245













































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