



TROY PETERSEN
 Personal Real Estate Corporation
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1326 Lyall St
Es Saxe Point ~ V9A 5H6

Finished Rooms				
Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Entrance		8x4		
Living		10x10		
Dining		11x8		
Kitchen		14x8		
Mast Bdrm			12x11	
Bathroom		2		
Bedroom			10x10	
Bathroom			5	
Bedroom	11x10			
Bathroom	4			
Media Rm	13x9			
Laundry			5x3	

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 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!

Interior Details	
Layout: Main Level Entry with Lower/Upper	
Bedrms: 3	Kitchens: 1
Baths Tot: 3	Fireplaces:
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 2Pce:	Adnl Acc:
Ens 3Pce:	Basement: 7' 11" / Finished - Fully
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	

Unfinished Rooms			
Balcony			33x14
Patio		18x15	

Schools		
Elementary	Middle	Senior
61 Macaulay	61 Rockheighi	61 Esquimalt

Building Information					
Built (est) 2016	Lgl NC Use: No	Frnt Faces: S	Bldg Sch: No	Bldg Style:	Fuel: Electric
Lsd Equ:		Rear Faces: N	Bldg Warr: Yes		Heat: Air Conditioning, Baseboard, Floor
Const Mt: Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Windows Vinyl			EnerGuide Rtg/Dt:		Roof: 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

Lot/Strata Information				
Prk Type: Driveway	Lot Size: 2,250sqft / 0.05ac (est)	Dims (w/d): 30 ft x 75 ft	Shape: Rect.	ALR?: No
Water: City/Munic.	Prk #: 2	Driveway: Concrete		SLot: 70
Lot Feat: View: City, View: Mtn, View: Water, Corner	Waste: Sewer	Services:		
Complex:	Mgd By:	Rent Alld?:		
SqFt Balc:	StrLots/Cplx	Yng Ag Alld?:		
SqFt Prk:	Bldgs/Cplx:	Pets Alld?:		
SqFt Pat:	Suites/Bldg	BBQs Alld?:		
SqFt Strg:	Floors/Bldg			
Gnd Lev?:	Lvl/Suite:			
Shrd Am:		Assmt Incl:		

Photos and Map



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



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