

576 Whiteside Additional Information:

Seller is in California so please leave any offers open for 24 hours. Please email offers to troy@troypetersen.com or Troy's cell is (250)858-1134 for more information.

Ideal completion for the Seller would be prior to 2021 but not necessary. Main suite is available for immediate occupancy including the shop/garage.

The current tenants are renting on a fixed lease until May 2021 at \$1700/month. The lease includes furniture, cable/ internet, water/sewer and tenants pay their own electricity (on its own meter). The furniture belongs to the Seller. All appliances and heating in the suite are electric. Suite appliances: Whirlpool Fridge, Stove, Washer, Dryer and Frigidaire Dishwasher. The suite was finished in 2015 with laminate floors throughout, separate insuite laundry, kitchen with new cabinets and new bathroom. Soundproof insulation, res bar and 5/8 drywall for good noise reduction between floors.

Work on this home has been done with permits including a legal two bedroom suite, brand new detached shop/garage, electrical and plumbing. Permit files in supplements. Called Saanich Fire and record of July 1954 furnace install and June 1 1967 250 gallon oil tank installed above ground. Hazardous materials survey and removal throughout the house and air clearance testing to WorkSafe BC standards.

Renovations list is extensive and the majority of the house has been renovated or replaced since 2013. Vinyl windows throughout, newer roof, downspouts and gutters, perimeter drains, high efficiency gas furnace and gas hot water tank, gas fireplace in living room, attic re-insulated with blown in insulation and ground floor walls re-inslated, new asphalt driveway and poured concrete patio. Upgraded electrical to 200amp with two separate 100amp panels for the main house and for the suite and all wiring in the entire house and plugs/switches replaced and potlights installed throughout. Plumbing all replaced with pex throughout the house and 90% of the ground work replaced. Furnace professionally cleaned in Feb 2019.

The main floor renovation includes refinished oak hardwood floors and tile floors in kitchen and bathrooms, renovated kitchen with new cabinets, granite countertops, tile backsplash, large double sink and quality stainless steel appliances including Samsung gas range, fridge with french doors and water/ice dispenser, microwave/range hood and Bolberg dishwasher. Two new bathrooms with hard surface countertops, new tub and shower both with tile surrounds, new trims and paint throughout and all fixtures replaced with new hardware. Nest thermostat and smoke/CO2 detectors that are interconnected between the main and the suite.

The detached workshop/garage was completed in 2020 and done with permits. Shop measures 26'9" x 21'11" and ready for endless ideas. Great for home based business or home office, studio, gym, mechanics shop, storage, garden suite etc. Plumbing is roughed in under the slab with 4" ABS at back NE corner which runs to the front corner of the house, conduit for electrical under the concrete to house and both easy connect and no need to tear up the driveway.

House exterior is a brand new thermal cork coating over original stucco. The cork product comes with a 15 year transferable warranty and has numerous benefits. Waterproof, breathable, eco-friendly, fire resistant, flexible for no-cracking. <http://vipeqcanada.ca/en/>

Utilities average roughly \$60/month for gas, \$100/month for BC Hydro and \$105/month for garbage, water, sewer (Saanich). Property taxes \$3436 for 2020 or \$239/month after basic homeowner grant.