

10 Falstaff Place Features:

- 2035sqft over three levels (1562sqft main house + 473sqft suite) plus 424sqft garage/workshop, large separate storage shed 103sqft and multiple patios/balconies. Two exterior parking stalls at road level and two more inside garage if needed.
- House built in 1980 but has been substantially renovated since including new flooring throughout (laminated, carpet and tile), baseboards and trim, new kitchen cabinets and stainless steel appliance package, all new lighting (several areas with potlights) and ceiling drywall redone on main level, new bathrooms, all new doors, closets and hardware, laundry relocated to upstairs with new side by side machines, professionally painted top to bottom inside and out, old chimney removed and fireplace replaced with electric insert, garage doors replaced, new hot water tank
- Lower level suite has been rented to very quiet and great tenant since November 2017. Tenants lease expires end of 2018. She pays \$700/month (internet included). Suite does not have stove (uses hot plate), no insuite laundry and no parking (she parks on Glentana Rd). Suite has also been fully renovated.
- Strata is a building strata (similar to bare land strata). The land for 10 Falstaff Place is part of the strata lot. Only common property is the road. Strata fee of \$190/month pays for water, sewer, insurance, tree service and Glentana Village Rec Centre dues. Contingency fund balance currently \$224,140. All strata documents available
- Property taxes for 2018 \$2649/year or \$173.25/month after homeowner grant
- Walking to distance to Admirals Walk Village with plenty of shops, restaurants, groceries, supplies. Property back onto Portage Park with direct trail access to the ocean at Thetis Cove and the E&N Trail with (joins Galloping Goose). Bus routes for easy transit to downtown, hospital, dockyard, Westshore etc. Gorge Park, Portage Inlet and waterway access just down the road. Elementary and middle schools in close proximity, high school (Spectrum) 3km away.
- Proudly offered at \$649,000 with no delayed offers. A great price for a house with mortgage helper, double garage/workshop space, fully renovated and ready for immediate occupancy.