



TROY PETERSEN
Personal Real Estate Corporation
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**7201 Austins Pl
Sk Whiffin Spit ~ V9Z 0T1**

Finished Rooms

Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt:	1,598			
Entrance	8x5			
Living	16x14			
Dining	12x11			
Kitchen	11x10			
Master Bdrm	15x12			
Bathroom	4			
Bedroom	11x10			
Bedroom	11x10			
Family	12x8			
Laundry	10x6			
Ensuite	3			
Master Bdrm-Add	8x5			

Listing Summary

MLS®: 413933 **List Price:** \$659,900
Status: Current **Orig Price:** \$659,900
SubClass: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,935 **Mth Assmt:** \$48
2019 Asmt: \$552,000 **Title:** Frhld/Strata

Remarks

Gorgeous one level rancher at Sooke Bay Estates located steps from the ocean in beautiful Whiffin Spit. 1600sqft with three bedrooms and two baths. Luxurious renovations featuring a must see kitchen with high end Miele appliances, Imprezza cabinets and granite countertops, large master with walk-in closet and ensuite with step-in tub, sunken living room with double sided fireplace, premium light fixtures and new designer paint inside and out for great curb appeal! 475sqft double garage with loads of additional cabinets and storage. Large driveway with tons of additional parking for your boat/RV plus separate garden/storage shed. Stunning fully fenced backyard backs onto forest is a private outdoor oasis, complete with patio and new deck and pergola. The spacious 9500sqft property is beautifully landscaped throughout. This home is move in ready just in time for summer! Ideal for retirees in this quiet peaceful location. Beach path access is just 150m away!

Interior Details

Layout: One Level with Crawl Space
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: **Main Lev:** Level 1
Bth 3Pce: **Fin SqFt:** 1,598
Bth 4Pce: 1 **Unfin SqFt:** 475
Bth 5Pce: **Bed & Brk:**
Ens 2Pce: **Adnl Acc:** None
Ens 3Pce: 1 **Basement:** 4' / Crawl Space
Ens 4Pce: **FP Feat:** Electric, Family Rm, Living Rm, Master Bedroom, Propane
App Incl: Dishwasher, Electric Garage Door Opener, F/S/W/D, Garage Door Remote, Range
Int Feat: Blinds, Breakfast Nook, Ceiling Fan, Closet Organizer, Controlled Entry, Dining Room Separate, Flrs/Laminate, Flrs/Tile, French Doors, Skylight

Unfinished Rooms

Garage	20x19			
Patio	16x13			
Deck	12x10			
Separate Storage	8x8			

Schools

Elementary	Middle	Senior
62 John Muir	62 Journey	62 Edward Mill

Building Information

Built (est): 2001 **Lgl NC Use:** **Frnt Faces:** N **Bldg Sch:** **Bldg Style:** Cape Cod
Lsd Equ: Propane Tank, Security Equipment **Rear Faces:** S **Bldg Warr:** No **Fuel:** Electric, Propane
Const Mt: Insulation Ceiling, Insulation Walls, Windows Vinyl **EnerGuide Rtg/Dt:** **Heat:** Baseboard
Ext Fin: Cement Fibre Siding **Roof:** Fibreglass Shingle
Ext Feat: Balcony/Deck, Fenced Yard/Full, Patio, Storage Shed **Fndn:** Concrete Poured
Accss: Ground Level Main Floor, Master B

Lot/Strata Information

Prk Type: Driveway, Garage Doub **Lot Size:** 9,472sqft / 0.22ac (est) **Shape:** Irreg. **ALR?:** No
Water: City/Munic. **Prk #:** 4 **Driveway:** Concrete **SLot:** C
Lot Feat: Corner, Cul-de-sac, Level, Private, Treed **Services:**
Complex: **Mgd By:** Self Managed **Rent Alld?:** Unrestricted
SqFt Balc: **StrLots/Cplx:** 16 **Yng Ag Alld?:** 0
SqFt Prk: **Bldgs/Cplx:** 0 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: Pets
SqFt Pat: **Suites/Bldg:** 0 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 0 **Str Lot Incl:**
Gnd Lev?: **Lvls/Suite:** 0 **Com Str Itm:** Common Area, Private Road, Septic, Street Lighting
Shrd Am: **Assmt Incl:**

Photos and Map



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

Wednesday, July 24, 2019

Residential Client Detail WH & Photos

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrolment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. An MLS® number flagged " *** " indicates a listing originating from the Vancouver Island Real Estate Board MLS® System: as it is an automated translation, listing information will not be complete in all respects and consumers may wish to consult with their REALTOR® for more details. Data © Victoria Real Estate Board



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