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**3995 Haro Rd
 SE Arbutus ~ V8N 4B4**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 6 **Kitchens:** 2
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,585
Bth 4Pce: 1 **Unfin SqFt:** 495
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 7' 8" / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:** Family Room, Living Room, Wood Burning
App Incl: Dishwasher, Dryer, Microwave, Oven/Range Electric, Refrigerator, Washer
Intr Ftrs Breakfast Nook, Controlled Entry, Dining Room, Eating Area, French Doors, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	13'x13'
Bedroom	Lower	9'x9'
Bedroom	Lower	14'x10'
Entrance	Lower	13'x10'
Kitchen	Lower	13'x11'
Laundry	Lower	13'x8'
Living Room	Lower	17'x13'
Storage	Lower	19'x5'
Bathroom	Main	4-Piece
Bedroom	Main	11'x10'
Bedroom	Main	13'x10'
Dining Room	Main	10'x10'
Eating Nook	Main	10'x9'
Kitchen	Main	16'x10'
Living Room	Main	21'x14'
Primary Bedroom	Main	13'x10'
Deck (Unfin)	Main	39'x11'

Listing Summary

MLS@: 879440 **List Price:** \$1,299,888
Status: Active **Orig Price:** \$1,299,888
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$4,548 **Strata Fee:**
2021 Asmt: \$1,003,000 **Title:** Freehold

Remarks

Proudly presenting 3995 Haro Rd! A gorgeous property on a 11,500+sqft lot and true park like setting. Large 2500+sqft family home with six bedrooms including a one bedroom suite! Mid century charm with wood floors, two wood burning fireplaces and massive 500sqft deck overlooking the forest! Quality updates include newer roof, vinyl windows, gas furnace, 200amp panel and large driveway for plenty parking. A coveted location in Arbutus with prestigious schools all minutes from your front door. A great home to raise a family where you have everything in close vicinity including beach path to Finnerty Cove down the road, Cadboro Bay Village for shopping and eats, Gyro Park and numerous other parks, trails, beaches nearby and steps to UVic. This home is ideal for families, professionals working from home, gardeners, kids and pets. The property is very private with deer proof fence and on a dead end road. Also very well suited for a garden suite with great frontage! Come and view today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,286	1,299			
Beds	3	3	0	0	0
Baths	1	1	0	0	0
Kitchens	1	1	0	0	0

Building Information

Built (est) 1965 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco, Wood
Ext Feat: Balcony/Deck, Balcony/Patio, Fenced, Fencing: Full, Garden

Frnt Faces: SW **Bldg Style:**

Bldg Warr: No

EnerGuide Rtg/Dt:

Cool: None

Heat: Baseboard, Electric, Forced Air, Na

Roof: Asphalt Torch On

Fndn: Poured Concrete

Accss

Lot/Strata Information

Lot Size 11,571sqft / 0.27ac

Dims (w/d):

Waterfront:

Prk Type: Attached, Driveway, Carport, On Street, RV Access/Parking **View:**
Water: Municipal, To Lot **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G
Lot Feat: Corner, Family-Oriented Neighbourhood, Irregular Lot, Landscaped, Level, No Through Road, Park Setting, Private, Quiet Area, R
Complex: **Prk Tota** 2 **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/Top? **Lvs/Suite:**
Shrd Am: **Unit Incl:**

