



Troy Petersen
 Personal Real Estate Corporation
 troy@troypetersen.com
 Cell: (250)858-1134
 www.troypetersen.com



Property Full Property View

1785 Fairfax Pl North Saanich BC V8L 5C3 MLS® 850100 \$999,900 **Active**



Recent: **07/28/2020 : NEW**

MLS® No: **850100**
 Status: **Active**
 DOM: **0**
 List Date: **2020-07-28**
 Area: **North Saanich**
 Sub Type: **Single Family Detached**
 Beds: **5**
 Kitchens: **1**
 Parking: **5**
 Fin SqFt: **2,517**
 Title: **Freehold**
 Strata Fee:
 Taxes: **\$2,999**

List Price: **\$999,900**
 Original Price: **\$999,900**
 Sold Price:
 Pending Date:
 Sub Area: **NS Dean Park**

Baths: **3**
 Fireplaces: **1**
 Lot SqFt: **15,246**
 Unfin SqFt: **618**
 Stores:
 Year Built (Est): **1988**
 Tax Year: **2019**

	Lower	Main	Second	Third	Other
Fin SqFt		2,683	468		
Bedrooms		2	3		
Bathrooms		2	1		
Kitchens		1			

Updated Dean Park home situated high at the end of a cul-de-sac on Fairfax Place. 2500sqft family home with four bedrooms and den and three full bathrooms. Property features elevated views to the east and gorgeous south exposure in the backyard for year round entertaining from the large deck. Beautifully landscaped front and back yard with mature plants makes this home your own private oasis. Large master bedroom on main with five piece ensuite featuring soaker tub and separate tiled shower. Kitchen with upgraded stainless steel appliances, granite countertops and separate eating nook. Large open living and dining room area with vaulted ceilings and plenty of natural light. Huge double garage with extra space for workshop and tools plus extra parking in driveway and separate storage shed. Very private and quiet location with great sunlight all day long. Well maintained with many updates over the years and nothing to do here but move in and enjoy. Come and view today!

Interior

Beds: **5** Baths: **3** Kitchens: **1** Fireplaces: **1**
 2pc Baths: **0** 3pc Baths: **1** 4pc Baths: **1** 5+pc Baths: **1**
 2pc Ensuities: **0** 3pc Ensuities: **0** 4+pc Ensuities: **0** Beds or Dens: **6**
 Stores:
 FinSqFt Total: **2,517** Layout: **Main Level Entry with Upper Level(s)**
 Laundry: **In House** FinSqFt Main: **2,517** FinSqFt Aux:
 Accessibility: **Accessible Entrance, Ground Level Main Floor, Master Bedroom on Main** Addl Accom: **None** Basement: **No** UnFin SqFt: **618**
 FP Ftrs: **Living Room, Wood Burning** Bsm Desc: **Crawl Space** Bsm Hgt: **4' 0"**
 Heating: **Baseboard, Electric, Heat Recovery, Wood** B&B?:
 Intr Ftrs: **Breakfast Nook, Dining/Living Combo, Soaker Tub, Storage, Vaulted Ceiling(s), Workshop In House** Cooling: **None**
 Window Features: **Aluminum Frames, Blinds, Screens, Vinyl Frames, Window Coverings**
 Appl Incl: **Air Filter, Dishwasher, F/S/W/D, Range Hood**
 Other Equipment: **Central Vacuum, Electric Garage Door Opener**

Exterior/Building

Built (Est): **1988** Front Faces: **North** Stores:
 Construction: **Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco** Bldg Warranty:
 Roof: **Asphalt Shingle** Foundation: **Poured Concrete**
 Bldg Style: Access: **Street**
 Lgl NC Use: **No** CSA Cert No: MHR Number:
 EnerGuide Rtg: EnerGuide Dt:
 Exterior Ftrs: **Awning(s), Balcony/Deck, Fencing: Partial, Garden, Sprinkler System**

Lot

Lot SqFt: **15,246** Lot Acres: **0.35** Dimensions:
 Restrictions: **Building Scheme** Carport Spcs:
 Park Type: **Attached, Driveway, Garage Double** Park Spcs: **5**
 View: **City, Mountain(s), Valley, Ocean** Waterfront: Garage Spcs: **2**
 Water: **Municipal** Sewer: **Sewer Available** Services: **Cable Available, Compost, Electricity Available, Garbage, Natural Gas To Lot, Phone Available, Recycling**



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Lot Ftrs: **Cul-de-sac, Irrigation Sprinkler(s), Landscaped, Sloping, Serviced, Southern Exposure**
Legal/Public Records

Assessed: \$850,000	Assess Yr: 2020	Taxes: \$2,999	Tax Year: 2019
Jurisdiction: District of North Saanich	Zone Desc: Residential	Title: Freehold	
Zoning: R1	Roll No: 4573000	Plan Number: VIP45764	
PID: 008-588-031	Block:	District Lot:	Land District: 40
Lot: 12			
Legal Description: Lot 12, Plan VIP45764, Section 2, Range 2E, North Saanich Land District			





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Room Count: **20**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	4-Piece	Master Bedroom	Main	14x13
Bathroom	Main	5-Piece	Walk-in Closet	Main	6x4
Bedroom	Main	14x12	Bathroom	Second	3-Piece
Den	Main	12x11	Bedroom	Second	12x9
Dining Room	Main	11x8	Bedroom	Second	12x12
Eating Nook	Main	11x8	Bedroom	Second	12x12
Entrance	Main	7x6			
Kitchen	Main	12x10			
Laundry	Main	8x8			
Living Room	Main	22x16			

Unfinished Areas			Layout Summary					
Area	Level	Dimensions/Pieces		Lower	Main	Second	Third	Other
Deck	Main	26x21	Fin SqFt		2,683	468		
Garage	Main	26x21	Bedrooms		2	3		
Porch	Main	13x7	Bathrooms		2	1		
Storage	Main	8x4	Kitchens		1			

MLS® No: [850100](#)
 LA: [Troy Petersen*](#)
 Single Family Detached

1785 Fairfax PI (NS Dean Park) V8L 5C3
 LO: [Sutton Group West Coast Realty](#)

Sts: **Active**
 Orig: \$999,900
 List: \$999,900



Effective Date	Change Type	Prev -> New	DOM
2020-07-28	New Listing	ACT-> \$999,900	0

MLS® No: [362139](#)
 LA: [Anne Dalglish](#)
 Single Family Detached

1785 Fairfax PI (NS Dean Park) V8L 5C3
 LO: [Pemberton Holmes - Cloverdale](#)

Sts: **Sold**
 Orig: \$565,000
 List: \$565,000
 Sold: \$550,000

Effective Date	Change Type	Prev -> New	DOM
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2005-08-01
2005-04-06

Sold
Pending

PND->SLD
ACT->PND

10

Property Identification & Legal Description

Address: 1785 FAIRFAX PL NORTH SAANICH BC V8L 5C3
Jurisdiction: District of North Saanich
Roll No: 4573000 **Assessment Area:** 1
PID No: 008-588-031
Neighbourhood: DEAN PARK - PAT BAY HWY **MHR No:**
Legal Unique ID: A00000ZRM8
Legal Description: Lot 12, Plan VIP45764, Section 2, Range 2E, North Saanich Land District

2019 Municipal Taxes

Gross Taxes: \$2,999

2020 Assessed Values

VALUATION:

	Value:	Land	Improve	Total
		\$520,000	\$330,000	\$850,000
GENERAL:				
	Gross Value:	\$520,000	\$330,000	\$850,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$520,000	\$330,000	\$850,000
SCHOOL:				
	Gross Value:	\$520,000	\$330,000	\$850,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$520,000	\$330,000	\$850,000
BC TRANSIT:				
	Gross Value:	\$520,000	\$330,000	\$850,000
	Exempt Value:	\$0	\$0	\$0
	Net Value:	\$520,000	\$330,000	\$850,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2012-04-04	\$705,000	CA2472971	Reject - Not Suitable for Sales Analysis
2005-08-03	\$550,000	CA100986	Improved Single Property Transaction
2001-12-21	\$296,000	ES116405	Reject - Not Suitable for Sales Analysis

Other Property Information

Lot SqFt:	15,246	Lot Width:	
Lot Acres:	0.35	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Saanich	Manual Class:	
Vacant Flag:	No	Man Class % Dev:	
BC Transit Flag:	Yes	Reg District:	Capital
Police Tax Flag:		Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	



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DB Last Modified: 2020-03-19

Rec Last Modified: 2020-03-19

Assessment & Tax History

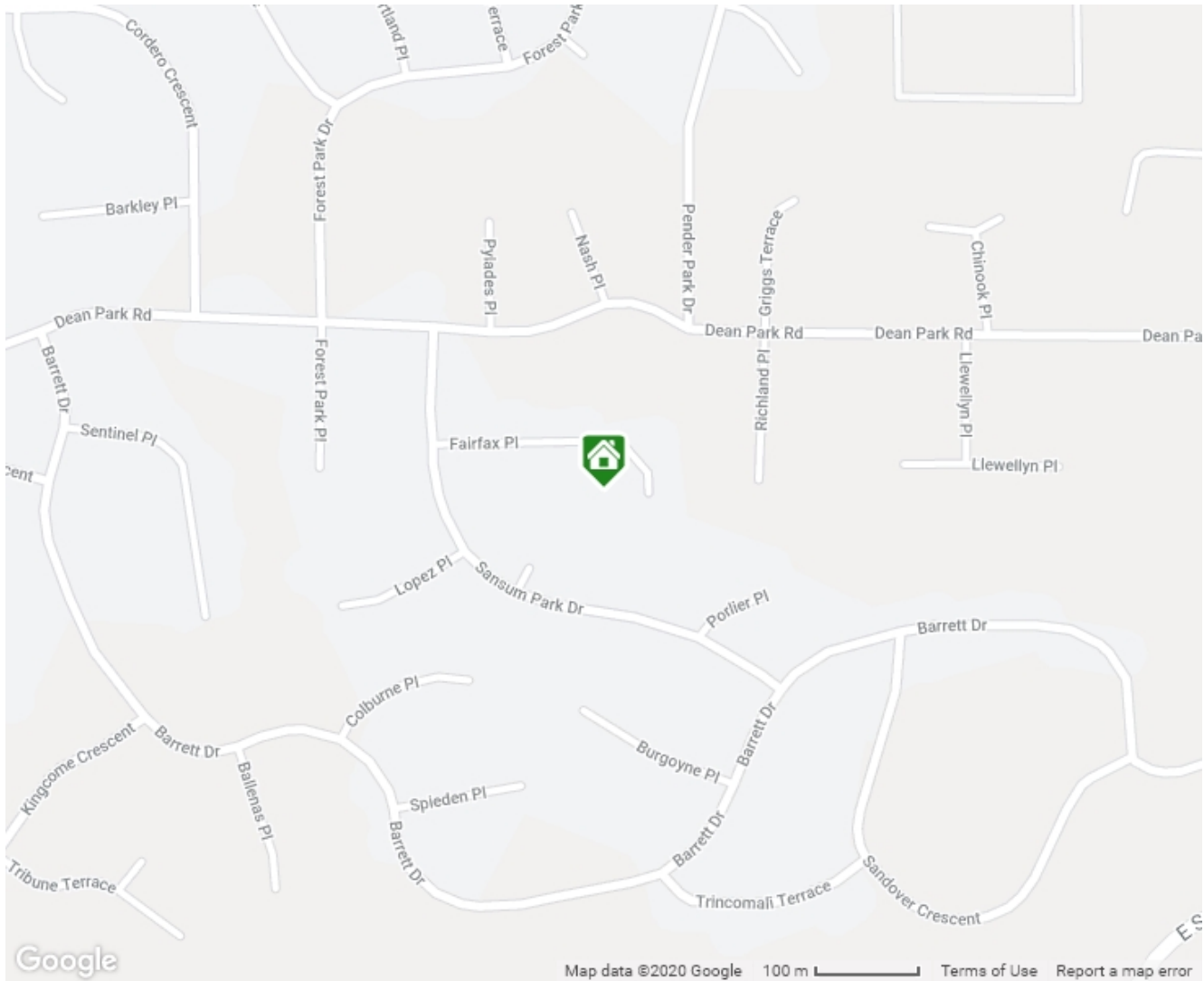
Year	Assessed Value	Gross Taxes
2019	\$850,000	\$2,999
2018	\$847,000	\$3,064
2017	\$749,000	\$3,028
2016	\$650,000	\$3,100
2015	\$637,000	\$3,199
2014	\$622,000	\$3,119
2013	\$658,000	\$3,192
2012	\$694,000	\$3,228
2011	\$705,000	\$3,231
2010	\$683,000	\$3,057
2009	\$673,000	\$2,954
2008	\$674,000	\$2,811
2007	\$622,000	\$2,725
2006	\$556,000	\$2,773
2005	\$517,000	\$2,875
2004	\$447,000	\$2,919
2003	\$397,000	\$2,786
2002	\$337,000	\$2,531
2001	\$296,000	\$2,517



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