

487 Ker Avenue: Property Notes

*Originally built in 1912 with numerous updates and renovations in recent years, yet still retains many of the character elements such as restored original fir floors, exposed brick in kitchen, stained glass/leaded windows, wood trim and baseboards throughout

*Good sized city lot at 7140 square feet (Lot size is 51 feet wide x 140 feet deep - from tax records). Huge fully fenced southwest facing backyard that gets lots of sun and plenty of space for any purpose you intend. Newer 300+ square foot deck at side of house with convenient access from the kitchen. Great space for outdoor entertaining and BBQ'ing. Drip irrigation system for garden beds and detached shed for storage (11'7"x9'4").

*Total finished living space is 1995 square feet + 179 square foot garage Spacious three bedroom main level at 1246 square feet. Bedrooms measure 13'2"x13'0", 13'0"x11'1" and 13'0"x10'7". Lower level one bedroom suite constructed in 2013. Currently occupied by family friend but she will be vacating upon the sale so flexibility for new owners for inlaw suite, rent out long term (market rent should easily be \$1200+), AirBnb/short term rental opportunity or retain the space for a larger family.

*Major updates include roof and gutters (2016), electrical upgrade to 200AMP (2012), new heat pump and furnace backup for year round heat (or air conditioning), perimeter drains updated 2005, vinyl windows (stained glass windows remain to keep character), increased insulation in attic, removed oil tank from inside house (recent oil scan using ground penetrating radar - paperwork available) and hot water tank will be replaced prior to completion

*Cosmetic updates include refinished fir floors on main level and new carpets for suite, renovated kitchen with newer stainless steel appliance package and durable vinyl tile flooring, fully painted inside-out and top to bottom, laundry on main level, suite completed in 2013 with proper side access

*Very reasonable hydro bills with addition of heat pump (August 2017 - August 2018 totalled \$1754 which works out to average of \$146/month). No oil tank or gas meter on property (Gas is at street level). Current insurance policy with earthquake and tenant protection is \$160/month. Property taxes \$3194 for 2018 (Works out to \$219/month after homeowner grant).

*Great location surrounded by numerous parks, trails and all levels of amenities. 60+ acres of park to explore at Cuthbert Holmes/Tillicum/Colquitz Creek. A short walk to Gorge Waterway also a short walk away. Meadow Park a block away with playground for kids. Pearkes Rec Centre, Tillicum Mall and plenty shops, groceries and restaurants also a short walk. BC Transit via Tillicum, Obed, Gorge and other bus routes and quick driving access to Highway 1, downtown Victoria, Uptown and Pat Bay Hwy. All levels of schools in short distance (Elementary: Tillicum, Middle: Colquitz, Senior: Spectrum)

*Sellers preferred dates November 28 completion with November 29 possession. Tenant will be moving out prior to completion for full vacant possession and flexibility for new owners. No delayed offers! All proudly offered at \$799,900!