



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



531 Whiteside St
SW Tillicum ~ V8Z 1Y3

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 5 **Kitchens:** 2
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 2 **Fin SqFt:** 2,019
Bth 4Pce: 1 **Unfin SqFt:** 120
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 7' / Finished, Full, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, F/S/W/D, Microwave
Intr Ftrs: Dining/Living Combo, Eating Area

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bathroom	Lower	4-Piece
Bedroom	Lower	10x10
Bedroom	Lower	10x10
Family Room	Lower	15x15
Kitchen	Lower	11x9
Laundry	Lower	8x6
Living Room	Lower	12x11
Utility Room	Lower	6x6
Bathroom	Main	3-Piece
Bedroom	Main	10x10
Bedroom	Main	9x9
Dining Room	Main	11x7
Entrance	Main	8x4
Kitchen	Main	13x9
Living Room	Main	15x14
Master Bedroom	Main	13x10
Storage (Unfin)	Lower	11x6
Deck (Unfin)	Main	29x13

Listing Summary

MLS@: 855241 **List Price:** \$849,900
Status: Active **Orig Price:** \$849,900
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,012 **Strata Fee:**
2020 Asmt: \$620,900 **Title:** Freehold

Remarks

Fully renovated five bedroom three bath home with mortgage helper at 531 Whiteside St! Three bedroom main level with a well designed lower floorplan to adapt to various housing requirements. New kitchens up and down with brand new cabinets, stainless appliances and gas stoves, ductless heat pump for efficient heating and A/C, on-demand hot water, massive 29x13 deck off the main level that overlooks the flat fully fenced south facing backyard that gets sun all day long! New flooring throughout, designer paint, new trims and fixtures, vinyl windows, gas fireplace in living room, brand new bathrooms.....you get the idea! Nothing to do here but move in and enjoy this great home. A great property for first time buyers, investors, large families or anybody looking for a mortgage helper. Located on a quiet street but central to all areas of Victoria with parks and trails, schools, transit, shopping and more just out your door. Proudly offered at \$849,900, this home is sure not to last!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	950	1,069			
Beds	2	3	0	0	0
Baths	2	1	0	0	0
Kitchens	1	1	0	0	0

Building Information

Built (est) 1958 **Lgl NC Use:**
Oth Equ:
Const Mt: Brick, Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco, Vinyl Siding
Ext Feat: Balcony/Deck, Fencing: Full, Garden

Frnt Faces: NE **Bldg Style:**

Bldg Warr: No

EnerGuide Rtg/Dt:

Cool: Air Conditioning

Heat: Baseboard, Forced Air, Heat Pump

Roof: Asphalt Shingle

Fndn: Poured Concrete

Accss: Master Bedroom on Main

Lot/Strata Information

Lot Size: 7,130sqft / 0.16ac

Dims (w/d):

Waterfront:

Prk Type: Driveway

Water: Municipal

Waste: Sewer To Lot

View: Mountain(s)

Services: Cable To Lot, Compost, Electricity To Lot, Garbage, N

Lot Feat: Level, Rectangular Lot, Central Location, Easy Access, Family-Oriented Neighbourhood, Southern Exposure, Shopping Nearby

Complex:

SqFt Balc:

StrLots/Cplx:

SqFt Prk:

Bldgs/Cplx:

SqFt Pat:

Suites/Bldg:

SqFt Strg:

Floors/Bldg:

Gnd/Top?

Lvls/Suite: 2

Shrd Am:

Prk Tota: 2

Rent Alld?:

Prk Cm Prp:

Yng Ag Alld?:

Prk LCP:

Pets Alld?:

Prk Str Lot:

BBQs Alld?:

Str Lot Incl:

Unit Incl:

