



Troy Petersen
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1845 Fairburn Dr
SE Lambrick Park ~ V8N 1P8

Interior Details

Layout: Main Level Entry with Lower/Upper
Bedrms: 15 **Kitchens:** 6
Baths Tot: 8 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 6,762
Bth 4Pce: 6 **Unfin SqFt:** 4452
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 9' / Full, Walk-Out Access, With Windows
Ens 4+Pce: 1 **FP Feat:** Electric, Living Room
App Incl: Dishwasher, F/S/W/D, Microwave, Range Hood
Intr Ftrs Bar, Dining/Living Combo, Eating Area, Storage, Workshop, Workshop In House

Rooms

| RoomType | Level | Dim/Pcs |
|----------|--------|---------|
| Bathroom | Lower | 4-Piece |
| Bathroom | Lower | 4-Piece |
| Bedroom | Lower | 20x10 |
| Bedroom | Lower | 16x14 |
| Bedroom | Lower | 11x9 |
| Bedroom | Lower | 11x11 |
| Bedroom | Lower | 11x11 |
| Bathroom | Main | 4-Piece |
| Bathroom | Main | 4-Piece |
| Bedroom | Main | 12x12 |
| Bedroom | Main | 19x14 |
| Bedroom | Main | 11x8 |
| Ensuite | Main | 4-Piece |
| Bathroom | Second | 4-Piece |
| Bedroom | Second | 12x10 |
| Bedroom | Second | 14x10 |
| Bedroom | Second | 13x8 |
| Bedroom | Second | 14x12 |
| Bedroom | Second | 12x10 |

Listing Summary

MLS@: 851819 **List Price:** \$1,995,000
Status: Active **Orig Price:** \$1,995,000
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$8,242 **Strata Fee:**
2020 Asmt: \$1,874,000 **Title:** Freehold

Remarks

Stunning Gordon Head character mansion with nearly 7000 square feet of living space. Ideally located in Saanich, just blocks from the University of Victoria. Investors take note: Property generates significant secondary revenue with a proven history spanning several decades. Large home built of concrete and rock, spread out over three levels, compatible for many living arrangements to suit your needs. Large 12,000 square foot level property with full concrete fencing surrounding the rear yard with large in-ground swimming pool, organic gardens and sunny southern exposure. Located in a very desirable family neighbourhood and close proximity to many schools, Tuscan Village, University Center and all levels of amenities. Lots of quality updates over the years and a proven history of no vacancy and easy to rent suites. This opportunity does not come up often. Call for more information and an opportunity to view. Proudly offered at \$1,995,000.

Rooms Summary

| | Lower | Main | Second | Third | Other |
|-----------------|-------|-------|--------|-------|-------|
| Fin SqFt | 2,299 | 2,112 | 2,064 | 287 | |
| Beds | 5 | 3 | 6 | 1 | 0 |
| Baths | 3 | 3 | 2 | 0 | 0 |
| Kitchens | 2 | 2 | 2 | 0 | 0 |

Building Information

Built (est) 1964 **Lgl NC Use:** **Frnt Faces:** N **Bldg Style:** Character **Cool:** None
Oth Equ: Pool Equipment **Bldg Warr:** No **Heat:** Baseboard, Electric, Hot Water, Oil
Const Mt: Concrete, Insulation: Ceiling, Insulation: Partial, Insulation: Walls, Stone, Stucco **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Deck, Balcony/Patio, Fencing: Full, Garden, Sprinkler System, Swimming Pool **Fndn:** Poured Concrete **Accss**

Lot/Strata Information

Lot Size 12,000sqft / 0.28ac **Dims (w/d):** 96 ft wide x 125 ft (**Waterfront:**
Prk Type: Driveway **View:**
Water: Municipal **Waste:** Sewer To Lot **Services:** Cable To Lot, Compost, Electricity To Lot, Garbage, N
Lot Feat: Irrigation Sprinkler(s), Level, Landscaped, Rectangular Lot, Serviced, Central Location, Easy Access, Family-Oriented Neighbour
Complex: **Prk Tota** 4 **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:** 4
Shrd Am: **Assmt Incl:**

