

946 Walfred Road - Spacious, Quality Built Half Duplex (GST incl.)



Andrew Mara



384.8124 OR 1.800.665.5303

Riley Janes





This Listing Information has been provided to you by:

Andrew Mara



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PEMBERTON HOLMES - CLOVERDALE
 805 Cloverdale Ave #150, Victoria, BC, V8X 2S9

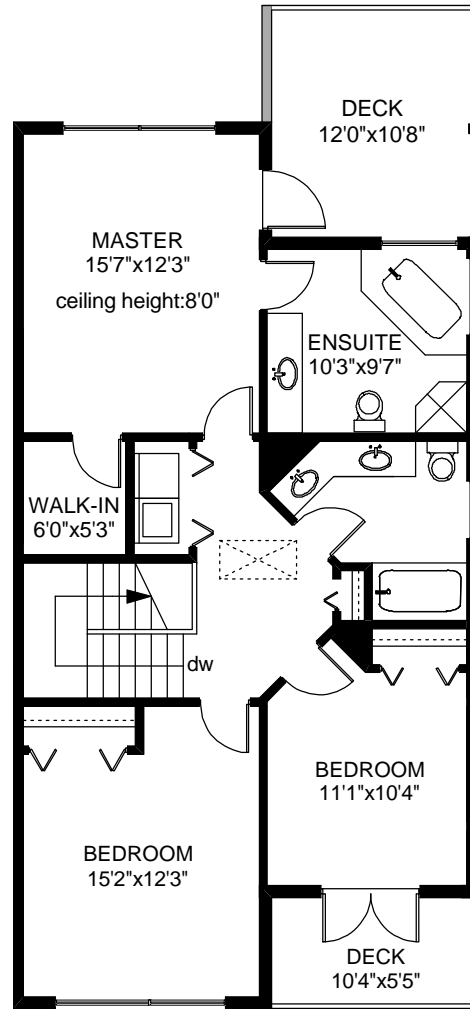
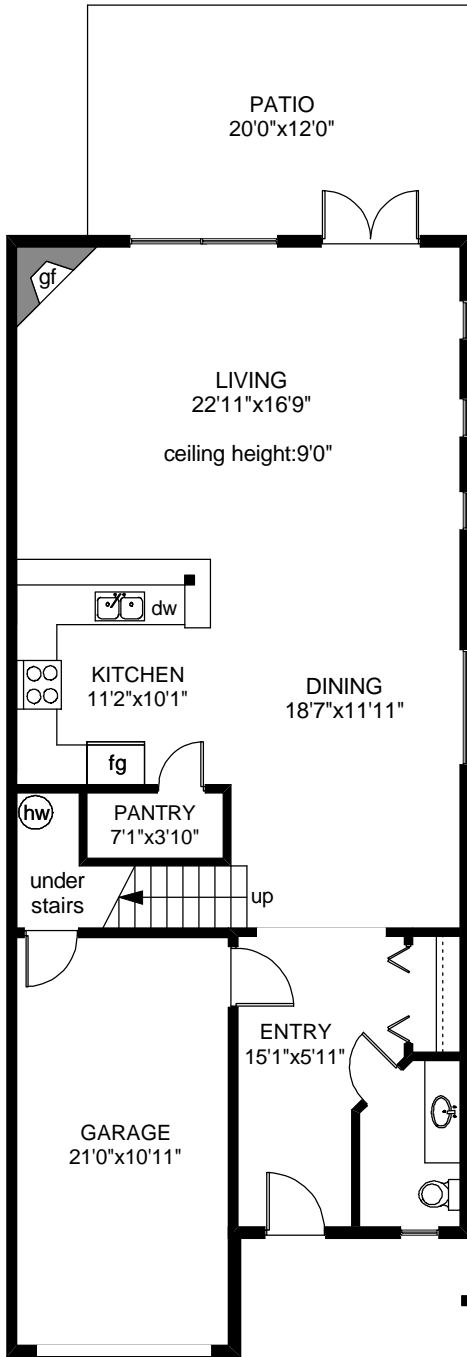
| | | | | | | | | | |
|--|---|--|---|---|----------------|---|-------------------------------------|---------------------------------|--------------------------------------|
| 805 C Status Type Zoning Style Constrct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel | 265026 Active Half Duplex Duplex Half Duplex Side/Side, West Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Stone, Cement Fibre Siding, Wood Fibreglass Shingle Concrete Poured Concrete, Exp. Agg. Baseboard, Floor Radnt, Gas Fireplace Electric, Gas | Address District Area Complex | 946 WALFRED RD Langford La Walfred Complex | Unit PC | V9C 2P4 | Bedrooms Bathrooms Year Built | 3 3 2008 | Current Price Original Price | \$449,000 \$449,000 |
| Seller Roy & Katarina Buchanan Ph (250) 384-8124 Tenant Ph | | | | SqFt Fin 1,924 SqFt Unfin | | Uncon Date Sale Price | | | |
| Elementary School 62 Happy Valley Middle School 62 Dunsmuir High School 62 Belmont | | | | Title Freehold, Strata | | Taxes \$ 2,217 For Year 2009 | | | |
| Fin Opt Buyer To Fin Fin Note GST is included in price. Commission is payable net of GST. | | | | Assessment \$416,000 PID No. 027-624-480 Legal Desc. TOGETHER WITH AN | | Lot B Block Sec 84 Dist 21 Plan VIS6646 | | | |
| Water Waste | | | | City/Munic. Sewer/Municipal | | Fireplaces Living Rm, Natural Gas No. 1 Basement None Hght Parking Garage Single, Driveway, Spcs 3 | | | |

| | | | | | | | | | | |
|--|--------------|--------------|---------|-------|-------------------|--|----------------|--------------------|--------------------|-----------|
| Room Sizes rounded to nearest ft. [Main Level 1] | | | | | Lot Info | | | Strata Information | | |
| Floors | Level 1 | Level 2 | Level 3 | Other | Width SqFt | 4,330 | Depth Acres | 0.10 | Lot Size | Lvls/Unit |
| Total SqFt | 1,039 | 885 | | | Shape | | Y. Faces | N | In Complex: Units | Bldgs |
| Entrance | 15x6 | | | | Features | View: Mtn, View: Valley | | | In Building: Units | Floors |
| Living | 23x17 | | | | Assess Incl | | | | Mthly Asses | Lease Yrs |
| Dining | 19x12 | | | | Shared Amen | | | | Managed by | |
| Kitchen | 11x10 | | | | Appliances | | | | | |
| Mast Bdrm | | 16x12 | | | Interior Features | Ceiling Fan, Central Vacuum Roughed-in, Dining-Living Combo, Flrs/Tile, Flrs/Wood, French Doors, Laundry Area, Skylights/Light Pipe, Soaker Tub, W/W Carpet | | | | |
| Bathroom | 2pc | 5pc | | | Exterior Features | Balcony/Deck, Fenced Yard/Part, Landscaped, No Step Entrance, Patio | | | | |
| Ensuite | | 4pc | | | Special Info | No Rental Restr, No Age Restr, Pets Unrestricted | | | | |
| Bedroom | | 15x12 | | | | | | | | |
| Bedroom | | 11x10 | | | | | | | | |
| Other | 7x4 | | | | | | | | | |
| Garage | 21x11 | | | | | | | | | |
| Deck | | 12x11 | | | | | | | | |
| Patio | 14x6 | | | | | | | | | |
| Deck | | 10x5 | | | | | | | | |

Quality sets this new, spacious mountain view home apart from the competition. GST now included. Attractive exterior is finished in River Rock, Hardi-plank siding & cedar trim. Inside is bright and spacious with slate tile flooring in entry, kitchen & bathrooms (all with in-floor radiant heating). Gorgeous custom fir cabinetry in kitchen & bathrooms; stainless steel appliances, a walk-in pantry, self-closing drawers & slate tile backsplash. Open plan living area has walnut finished floors, gas FP & arched entryway. Upstairs offers 3 spacious bedrooms that include a luxurious master bedroom with huge ensuite bathroom, walk-in closet & French doors leading out onto balcony. Fenced backyard with private patio area and gas hook up for BBQ.

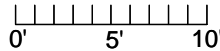
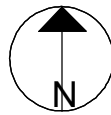
| | | | | | | | | |
|-------------------------------|--|-----------------------|---|------------------------|---------|-------------------|---------|-------------------|
| Listing Office | 0071 PEMBERTON HOLMES - | 384-8124 | Coop Agt Comm | 3%100k+1.5%bal | Entered | 2009/07/02 | Listed | 2009/07/01 |
| Co-List Office | 0071 PEMBERTON HOLMES - | 384-8124 | Possession | Upon Completion | Changed | | Expires | |
| Listing Agent | 02620 MARA, ANDREW | (250) 384-8124 | Agent Information Lbx, Floor Plans | | | | | |
| Co-List Agent | 03804 JANES, RILEY | (250) 384-8124 | | | | | | |
| Board Information | Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo | | | | | | | |
| Showing Instructions | Easy to Show! Please call Riley Janes @ 250-885-4550 or page through the office 250-384-8124. GST is included in price & Commission is calculated net of GST. PDS & Title have been posted to Matrix and additional documents can be found on our | | | | | | | |
| Directions Phone For Appt. | Travel west on Sooke Road, turn left at Jacklin Road & right onto Walfred. New subdivision, no re-assessment for taxes y (250) 885-4550 Lock Box Location Right side on gas meter | | | | | | | |

946 WALFRED ROAD



MAIN FLOOR
1078 SQ. FT.

UPPER FLOOR
991 SQ. FT.

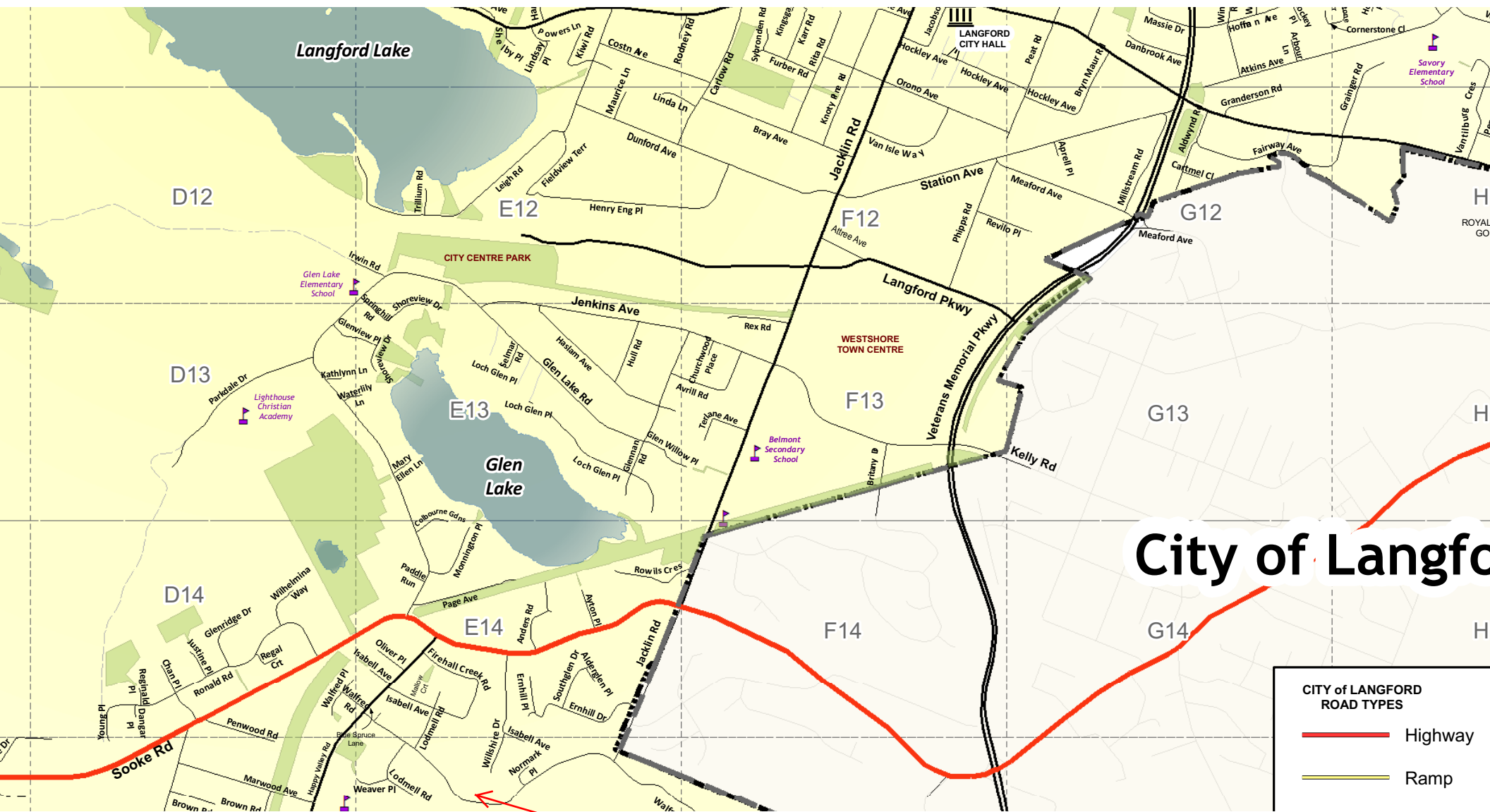


| | FINISHED SQ. FT. | UNFINISHED SQ. FT. | TOTAL SQ. FT. |
|--------------|---------------------|-----------------------|------------------|
| MAIN | 1078 | 0 | 1078 |
| UPPER | 991 | 0 | 991 |
| TOTAL | 2069 | 0 | 2069 |
| GARAGE | 0 | 264 | 264 |
| DECKS | 0 | 184 | 184 |
| PATIO | 0 | 240 | 240 |



PREPARED FOR THE EXCLUSIVE USE OF
ANDREW MARA, RILEY JANES & SHAWN ADYE
OF PEMBERTON HOLMES LIMITED

MEASURED ON: 09/23/08
DRAWING FILE: 06666

Tafe Measure VICTORIA, B.C.
Ph. 883-8894
www.tafemeasure.com



City of Langford

| CITY of LANGFORD ROAD TYPES | |
|---|---------|
|  | Highway |
|  | Ramp |

946 Walfred Road