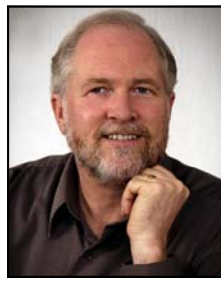


948 Walfred Road - Quality Built, Spacious 4 Bedroom / 3 Bath Home



Andrew Mara



384.8124 OR 1.800.665.5303

Riley Janes





This Listing Information has been provided to you by:

Andrew Mara



Office Phone: **384-8124**
 Office Fax: **380-6355**
 Home Phone: **(250) 384-8124**
 Home Fax: **(250) 380-6355**



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	258550 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	948 WALFRED RD Langford La Walfred Complex	Unit PC	V9C 2P4	Bedrooms Bathrooms Year Built	4 3 2008	Current Price Original Price 2009/03/31	\$459,000 \$475,000 \$459,000
Seller Roy & Katarina Buchanan Ph (250) 384-8124 Tenant Ph				SqFt Fin 1,990 SqFt Unfin		Uncon Date Sale Price DOM 62			
Elementary School 62 Happy Valley Middle School 62 Dunsmuir High School 62 Belmont				Title Freehold, Strata		Taxes \$ 1 For Year 2008			
Fin Opt Fin Note GST is ioncluded in purchase price. Commission is calculated net of City/Munic.				Assessment \$421,000 PID No. 027-624-463		Legal Desc. Strata lot A, Section Lot A Block 84 Dist 21 Plan VIS6646			
Water Waste Sewer/Municipal				Fireplaces Living Rm, Natural Gas No. 1		Basement None Hght Parking Garage Single, Driveway, Spcs 3			

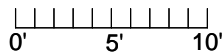
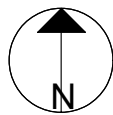
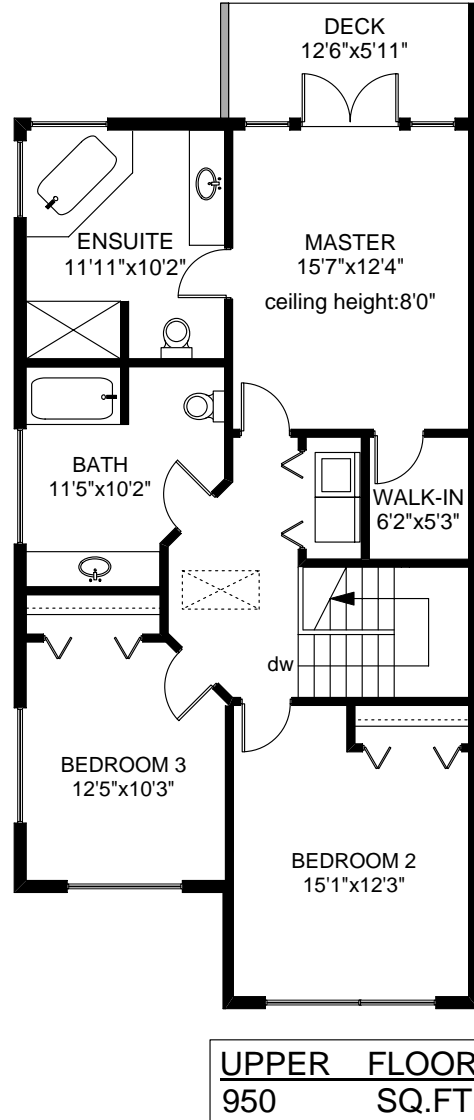
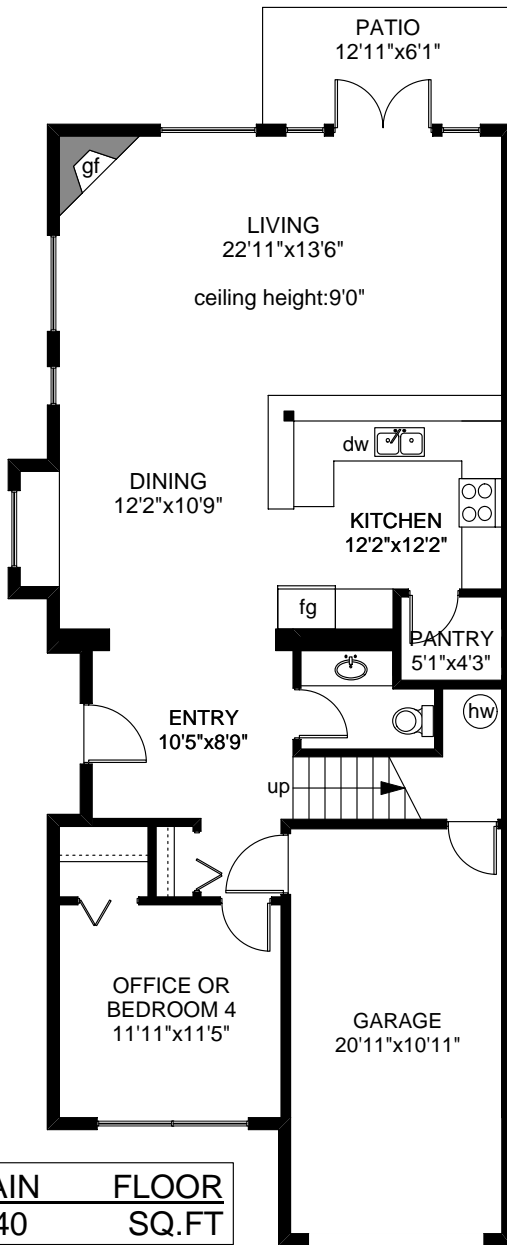
Room Sizes rounded to nearest ft. [Main Level 1]					Lot Info	Width SqFt 4,750	Depth Acres 0.11	Strata Information		
Floors	Level 1	Level 2	Level 3	Other	Features	Shape	Y. Faces N	In Complex:	Units	Lvls/Unit
Total SqFt	1,040	950			View: Mtn, View: Valley			In Building:	Units	Bldgs
Entrance	10x9				Assess Incl			Mthly Asses		Floors
Living	23x14				Shared Amen			Managed by		Lease Yrs
Dining	12x11				Appliances	Dishwasher, Fridge, Gas Oven/Range				
Kitchen	12x12				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				
Mast BR		16x12			Exterior Features	Balcony/Deck, Fenced Yard/Part, Landscaped, No Step Entrance, Patio				
Bathroom	2pc	4pc			Special Info	No Rental Restr, Senior, Pets Unrestricted				
Ensuite		4pc								
Bedroom	12x11	15x12								
Bedroom		13x10								
Other	5x4	6x5								
Garage	21x11									
Deck		12x6								
Patio	12x6									

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	2009/02/11	Listed	2009/02/11
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)						

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.	Travelling west on Sooke Road turn left onto Jacklin Road & right onto Walfred. New subdivision, no re-assessment for ta (250) 885-4550 Lock Box Location On left side tap

948 WALFRED ROAD



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1040	0	1040
UPPER	950	0	950
TOTAL	1990	0	1990
GARAGE	0	252	252
DECK	0	83	83
PATIO	0	78	78

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

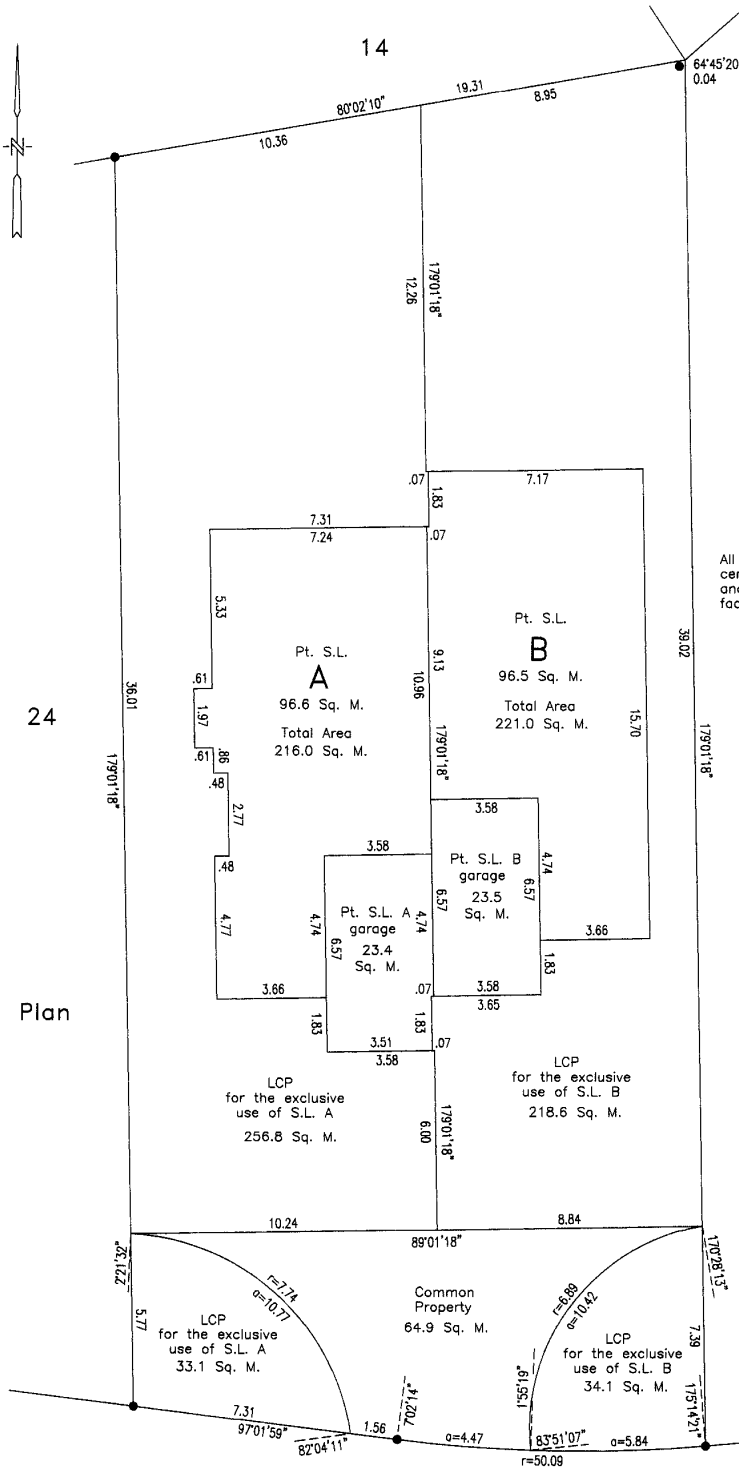
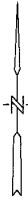
MEASURED ON: 09/23/08
DRAWING FILE: 06667

Tafe
Mmeasure

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

GROUND FLOOR

STRATA PLAN **V156646**



Legend

- Sq. M. denotes square metres
- All distances shown are in metres
- Standard Iron Post found
- S.L. denotes Strata Lot
- Pt. denotes Part
- LCP denotes Limited Common Property

All dimensions and areas are measured to the centerline of walls, except in the case of balconies and patios which are measured to the exterior face of their walls.

Plan

VIP79168

WALFRED ROAD

July 25, 2008

Michael S. Manson
Michael S. Manson B.C.L.S.