



This Listing Information has been provided to you by:

Riley Janes



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

805 Status Type Zoning Style Construct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel	273405 Active Single Family Residential Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Brick Facing, Stone, Stucco Fibreglass Shingle Concrete Poured, Slab Concrete Add Accomodation Existing Fire Insert, Forced Air Electric	Address District Area Complex	2259 EDGELOW ST Saanich East SE Arbutus Complex	Unit PC	V8N 1R6	Bedrooms Bathrooms Year Built	5 3 1976	Current Price Original Price	\$665,000 \$665,000											
Seller Ph		Timothy George Barclay & Karen Tenant Ph		SqFt Fin SqFt Unfin		2,794 25		Uncon Date Sale Price		DOM 0										
Elementary School Middle School High School		61 Frank Hobbs 61 Arbutus 61 Mt Douglas		Title		Freehold		Taxes \$ 3,260		For Year 2009										
Fin Opt Fin Note		Buyer To Fin		Assessment Legal Desc. Lot		\$575,000 Lot 39, Section 45, 39		PID No. 000-074-748		Block Sec Dist Plan		45 57 VIP29306								
Water Waste		City/Munic. Sewer/Municipal		Fireplaces Basement Parking		Family Rm, Heatilator, Living Rm None Carport Single, Driveway,		No. Hght Spes		2 8 2										
Room Sizes rounded to nearest ft. [Main Level 2]				Lot Info		Width 66 Depth 120 SqFt 7,950 Acres 0.18 Shape Rear Faces		Strata Information												
Floors	Level 1	Level 2	Level 3	Other	Features		Level, Not in ALR, No Reg Bldg Scheme		Lot Size		Lvls/Unit									
Total SqFt	1,282	1,512			Assess Incl		Shared Amen		In Complex: Units		Bldgs									
Entrance	12x10				Appliances		Dishwasher, Dryer, Elec Over/Range, Freezer, Fridge, Washer, Range Hood		In Building: Units		Floors									
Living		19x14			Interior Features		Blinds, Ceiling Fan, Controlled Entry, Flrs/Lino, Flrs/Tile, Laundry Area, Screens, Sep Dine Room, Storage Separate, W/W Carpet, Wndw/Covrngrs		Mthly Asses		Lease Yrs									
Dining		12x12			Exterior Features		Balcony/Deck, Fenced Yard/Part, Landscaped, Patio, Storage Shed, Workshop		Managed by											
Kitchen	15x11	12x8			Special Info															
Mast Bdrm	21x11	16x14			<p>Immaculately maintained, large family home with suite, near UVic & schools. Upstairs is the main level & features a large living room with rock faced wood fireplace; a separate dining room & a bright eat in kitchen with slider doors to a SW facing deck & access to the large fully fenced backyard. Also upstairs is the main bathroom, 3 good sized bedrooms including a spacious master bedroom with a walk in closet & ensuite bathrm. The spacious full height ground level provides a full 2nd kitchen, family room, 2 more bedrooms (5th bedrm is large but has no closet), 4 pce bathrm &, laundry room. This would be an ideal in-law suite for parents looking for a nice, bright suite. Updates include new roof, thermo windows, blinds, HWT & much more!</p>															
Bathroom	4pc	5pc			Listing Office		0071 PEMBERTON HOLMES - 384-8124		Coop Agt Comm		3%1st100k+ 1.5%ba		Entered		2010/02/17		Listed		2010/02/17	
Bedroom	10x10	11x11			Co-List Office		0071 PEMBERTON HOLMES - 384-8124		Possession		Upon Completion		Changed		Expires					
Bedroom	14x13	14x11			Listing Agent		02620 MARA, ANDREW		Agent Information		Lbx, Floor Plans									
Family	7x5				Co-List Agent		03804 JANES, RILEY													
Laundry		12x7			Board Information		Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo													
Mast		11x5			Showing Instructions		Easy to show please call Riley Janes @ 250-885-4550, touchbase, or page thuuogh the office @ 250-384-8124													
Ensuite		2pc			Directions		Travelling east on mckenzie towards UVIC left on Gordon Head Road and left on Edgelow, midway down the street on right.													
Separate	10x7				Phone For Appt.		(250) 885-4550		Lock Box Location		Front Door									
Workshop	15x9																			