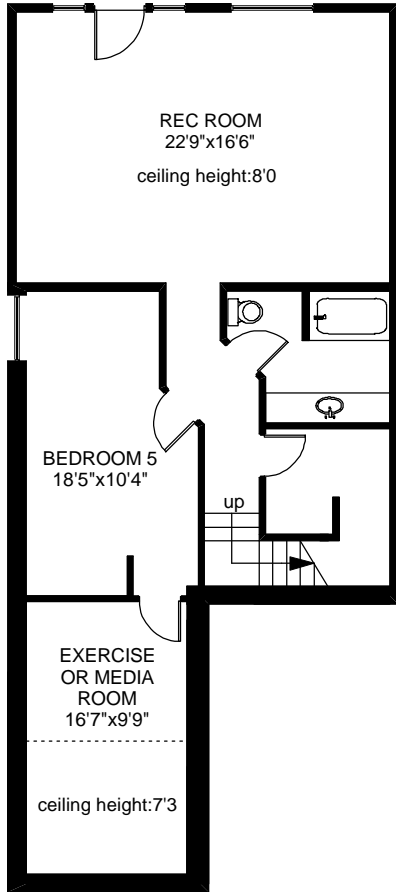
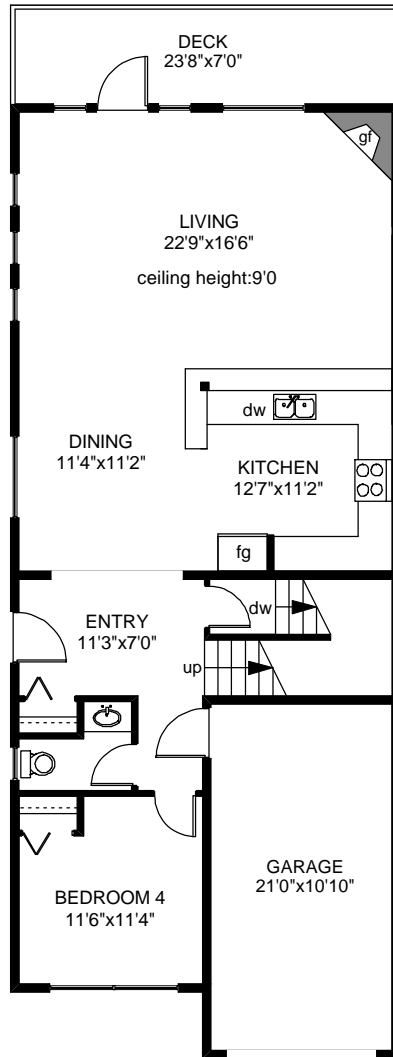


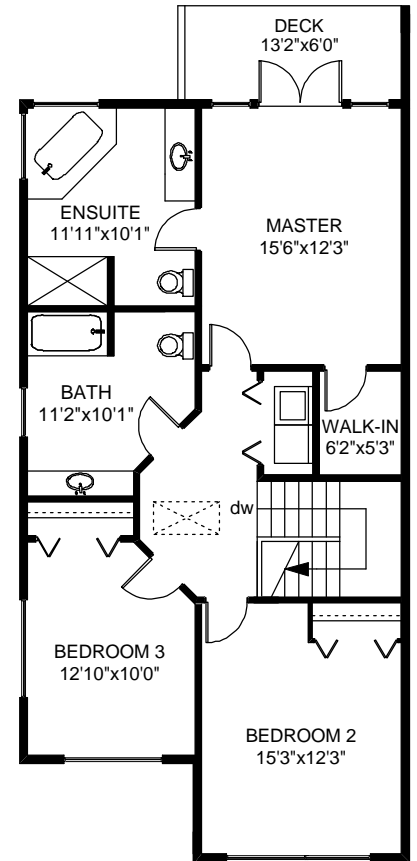
942A WALFRED ROAD



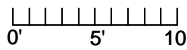
LOWER FLOOR
1046 SQ.FT



MAIN FLOOR
1046 SQ.FT



UPPER FLOOR
938 SQ.FT



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1046	0	1046
UPPER	938	0	938
LOWER	1046	0	1046
TOTAL	3030	0	3030
GARAGE	0	252	252
DECKS	0	237	237

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

MEASURED ON: 09/24/08
DRAWING FILE: 06674

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



This Listing Information has been provided to you by:

Riley Janes



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



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

805 C Status Type Zoning Style Construct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel	258538 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 Exp. Agg. Baseboard, Floor Radnt, Gas Fireplace Electric, Gas	Address District Area Complex	942-A WALFRED RD Langford La Walfred Complex	Unit PC	V9C 2P4	Bedrooms Bathrooms Year Built	5 4 2008	Current Price Original Price	499,000 499,000	
Seller Ph				Tenant Ph		SqFt Fin SqFt Unfin	3,030	Uncon Date Sale Price	DOM 1	
Elementary School Middle School High School				62 Happy Valley 62 Dunsmuir 62 Belmont		Title	Freehold, Strata	Taxes \$ 1	For Year 2008	
Fin Opt Fin Note				Buyer To Fin GST is Included in Price. Commission is payable net of GST City/Munic.		Assessment Legal Desc. Lot A	\$373,000 Strata Lot A, Section Block	PID No. Sec 84	027-660-061 21	Plan VIS6669
Water Waste				City/Municipal Sewer/Municipal		Fireplaces Basement Parking	Living Rm, Natural Gas Walk-out, With Windows, Garage Single, Driveway,	No. Hght Spcs	1 8 3	

Room Sizes rounded to nearest ft. [Main Level 2]					Lot Info	Width SqFt Shape	4,980	Depth Acres Y. Faces	0.11 N	Strata Information	Lot Size	Lvls/Unit			
Floors	Level 1	Level 2	Level 3	Other	Features	View: Mtn, View: Valley		In Complex:	Units	Bldgs	In Building:	Units	Floors	Mthly Asses	Lease Yrs
Total SqFt	1,046	1,046	938		Assess Incl			Shared Amen							
Entrance		11x7			Appliances	Dishwasher, Fridge, Gas Oven/Range		Interior Features	Ceiling Fan, Central Vacuum Roughed-in, Dining-Living Combo, Flrs/Tile, Flrs/Wood, French Doors, Laundry Area, Screens, Skylights/Light Pipe, Soaker Tub, W/W Carpet						
Living		23x17			Exterior Features	Balcony/Deck, Fenced Yard/Part, Landscaped, No Step Entrance, Patio		Special Info	No Rental Restr, No Age Restr, Pets Unrestricted						
Dining		11x11													
Kitchen		13x11													
Mast BR			16x12												
Bathroom	4pc	2pc	4pc												
Bedroom	18x10	12x11	15x12												
Bedroom			13x10												
Ensuite			4pc												
Rec Room	23x16														
	17x10														
Deck		24x7	13x6												
Garage		21x11													

Huge, quality built home on 3 levels, new construction, GST now included in price. Main level is bright & spacious with slate tile flooring in entry, kitchen & bathrooms all with in-floor radiant heating. The bright, central kitchen has gorgeous custom fir cabinetry with self-closing drawers & tile backsplash. Open plan living area with hardwood floors, gas fireplace & arched entry. Upstairs has 3 bedrooms including the luxurious master with huge ensuite, walk-in closet & balcony. Lower level has bedroom, media room, a full bath & large rec room with private entry making it ideal for office or teens (suites not permitted). Exterior finished with River Rock, Hardi-plank siding & cedar trim. Mountain views from the backyard patio & decks.

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					
Co-List Agent	03804 JANES, RILEY	(250)	Lbx, Floor Plans					
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 payable net of GST							
Directions	Travelling west on Sooke Road turn left onto Jacklin Road & right onto Walfred.							
Phone For Appt.	(250) 885-4550		Lock Box Location		On left side tap			