

# 20-7701 CENTRAL SAANICH



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## AFFORDABLE LIVING IN A RELAXING ADULT COMMUNITY

Lovingly maintained Double-Wide Home in sought after Central Saanich Estates. Enjoy a comfortable 1155 sqft of warm living space featuring 3 bedrooms, 2 full bathrooms, a big, bright open concept kitchen/dining area, loads of cupboard space, cozy eating bar and built-in china cabinetry. The Master bedroom is truly spacious with a walk-in closet and 4pc ensuite bath. Your quarters are privately separated from guest bedrooms and 2nd full guest bath. This home is neat as a pin offering a double driveway, rare second

single driveway and convenient covered carport. The Charmingly landscaped south facing fenced yard is equipped with a handy gardening shed and smartly transitions to the large and inviting covered patio/porch where you will enjoy relaxing entertaining or quiet time. Only minutes to the Victoria Airport, BC Ferries, local hospital, shopping, ocean front, recreation and dining. This well run 55+ community welcomes your small dog with park approval. Quick possession available. Central Saanich Estates is a great place to call home!



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**SPECIFICATIONS**

Square Footage:	1155 sq. ft.
Fridge/Stove/Dishwasher	Lino & Carpet flooring
In-house Laundry	Covered Carport
2 Driveways	160 sqft Covered Deck
Aluminum Windows	Large Living & Dining Room
1 Small Dog w-approval	2 Sheds
Year Built:	1988
Make/Model:	Dartmouth 24077
Monthly Pad Fee:	\$450 approx.
Bedrooms:	3
Bathrooms:	2
Roof:	Shingle
Heat:	Electric • Forced Air
District:	Central Saanich
Assessed Value 2016	\$146,400



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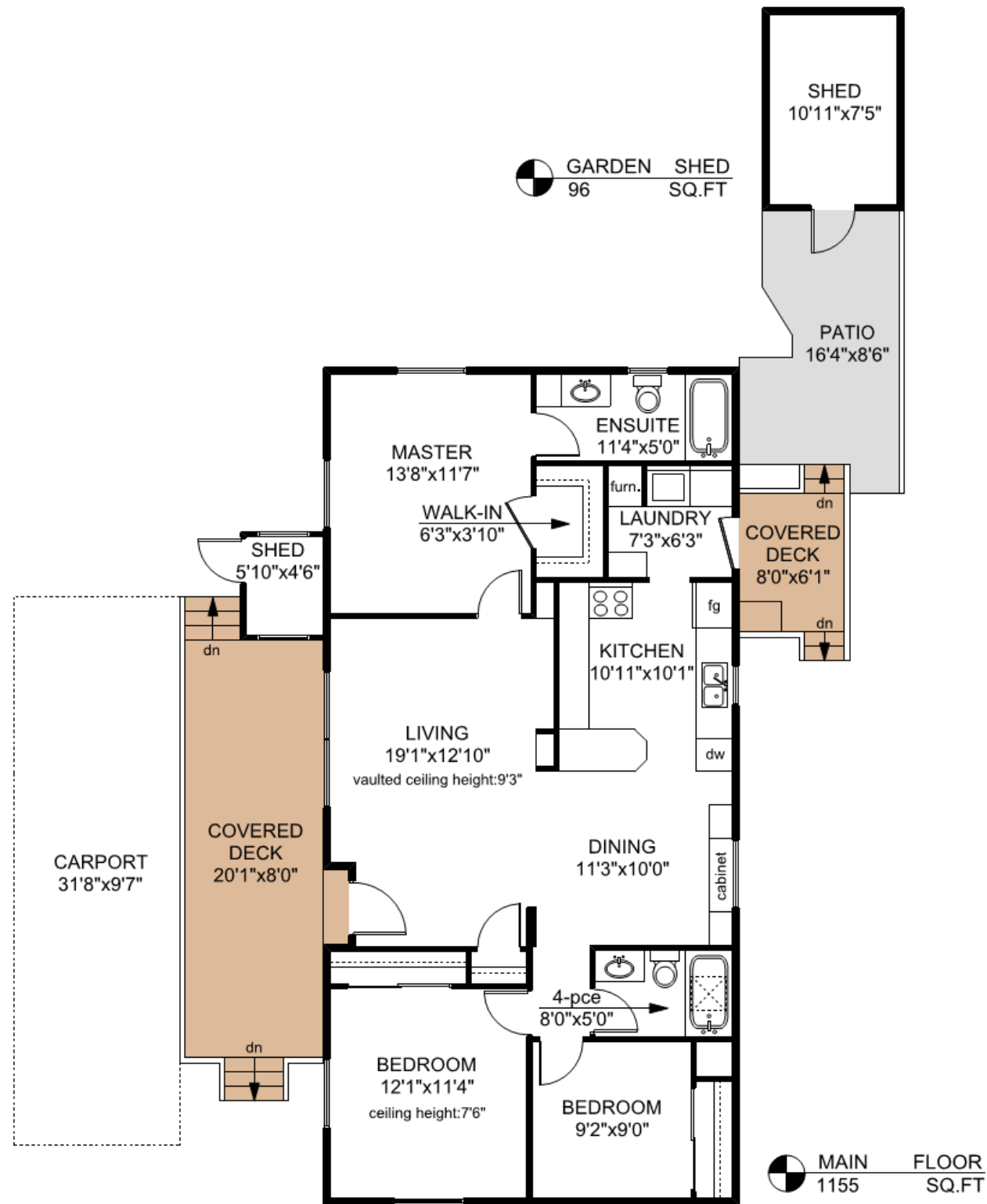
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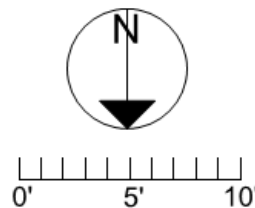


CHRISTIE'S  
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	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1155	0	1155
TOTAL	1155	0	1155
CARPORT	0	303	303
DECKS	0	242	242
PATIO	0	129	129
SHEDS	0	126	126



PREPARED FOR THE EXCLUSIVE USE OF  
KIMBERLY LEGEARD OF NEWPORT REALTY

MEASURED ON: 06/20/16  
DRAWING FILE: 14049

**Taf** Measure  
VICTORIA, B.C.  
Ph. 883.8894  
www.tafmeasure.com

My TOP 10  
Things I Love the Most

1. I love to spend time in my beautiful garden. My sheds are so handy.
2. I enjoy having tea with company or reading a good book on my deck. Very peaceful!
3. It is wonderful to sit and enjoy the sun on my private patio.
4. I love to visit with my neighbors who are wonderful.
5. It is wonderful when family visits and we can barbecue on the patio.
6. There is loads of parking in my 2 driveways and easy for guests to park.
7. The park manager is very nice.
8. My company has their own bathroom and bedroom for privacy.
9. I love my big dining room - it has perfect space for my china.
10. My kitchen is very good and there is so much cabinet space!

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