

1082 Mt. Newton X Rd. Updated Home; Private, treed property w/Studio

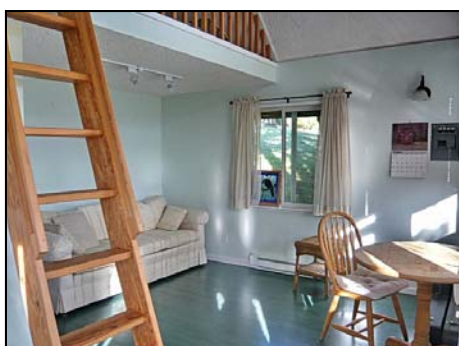


Andrew Mara



384.8124 OR 1.800.665.5303

Riley Janes





#2-576 Hillside Avenue
Victoria, BC V8T 1Y9
Phone (250) 381-2257
Fax 381-2289

File: 9000 - 42

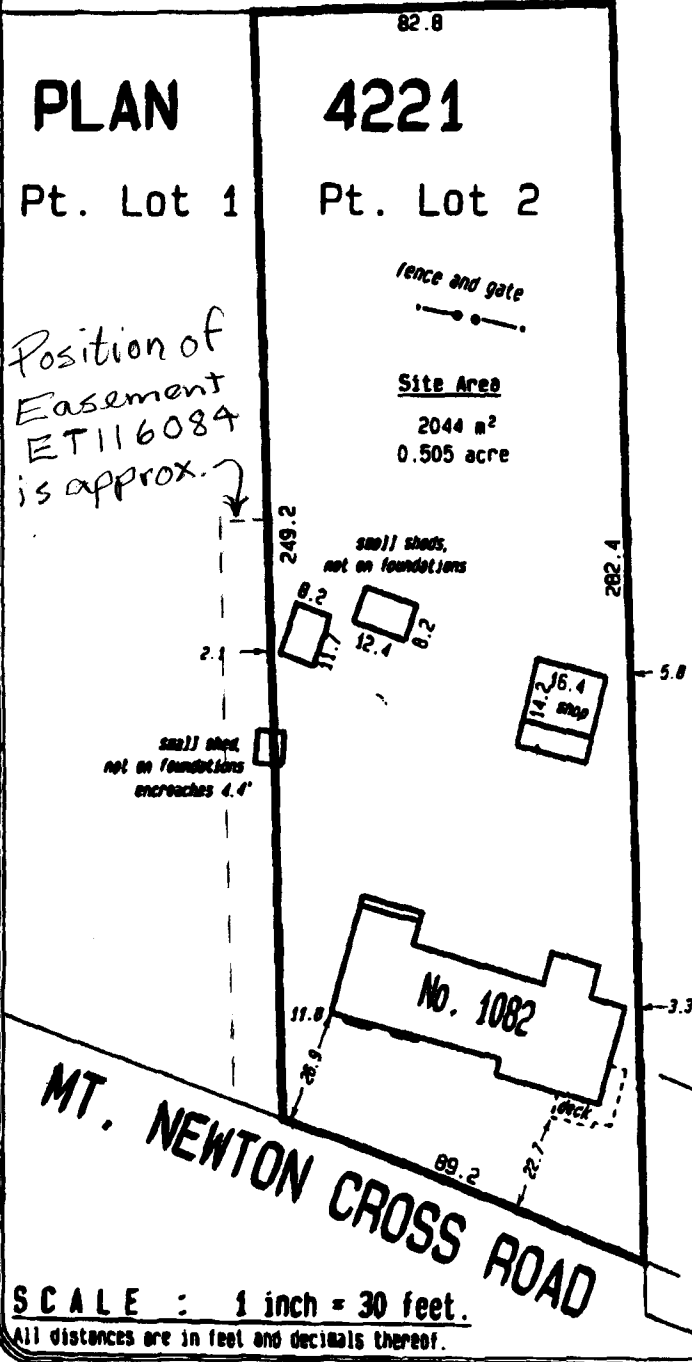
B. C. Land Surveyor's Certificate of Location for:

LOT 2, SECTIONS 4 & 5, RANGE 1 WEST, SOUTH SAANICH DISTRICT, PLAN 4221, EXCEPT
PART LYING SOUTH OF THE S'LY LIMIT OF MT. NEWTON CROSS ROAD, AS SHOWN ON PLAN

4221

Parcel Identifier: 005-524-444
In the District of Central Saanich.

Prepared For: Stewart Johnston
Solicitors: Stewart Johnston



I have inspected the residential premises shown at 1052 Mt. Newton Cross Rd. and hereby certify that the said structures are situate with respect to nearby boundaries as shown on this sketch. This document is prepared for the use of the stated party and their interests and is for inspection purposes only. This document does not represent any form of boundary or lot redefinition. There are no encroachments by the permanent improvements shown.

[Signature]
Bradley H Cunnin, BCLS

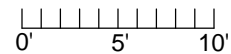
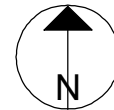
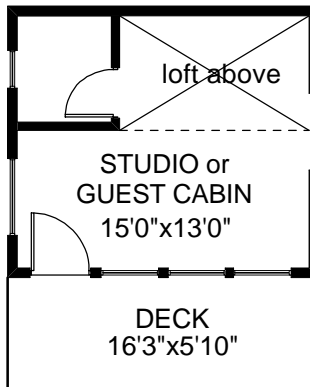
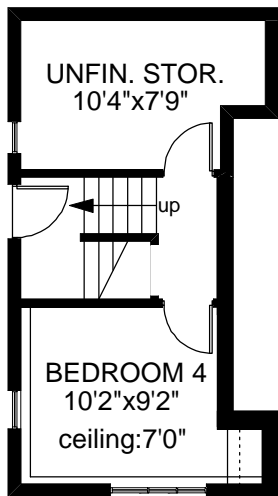
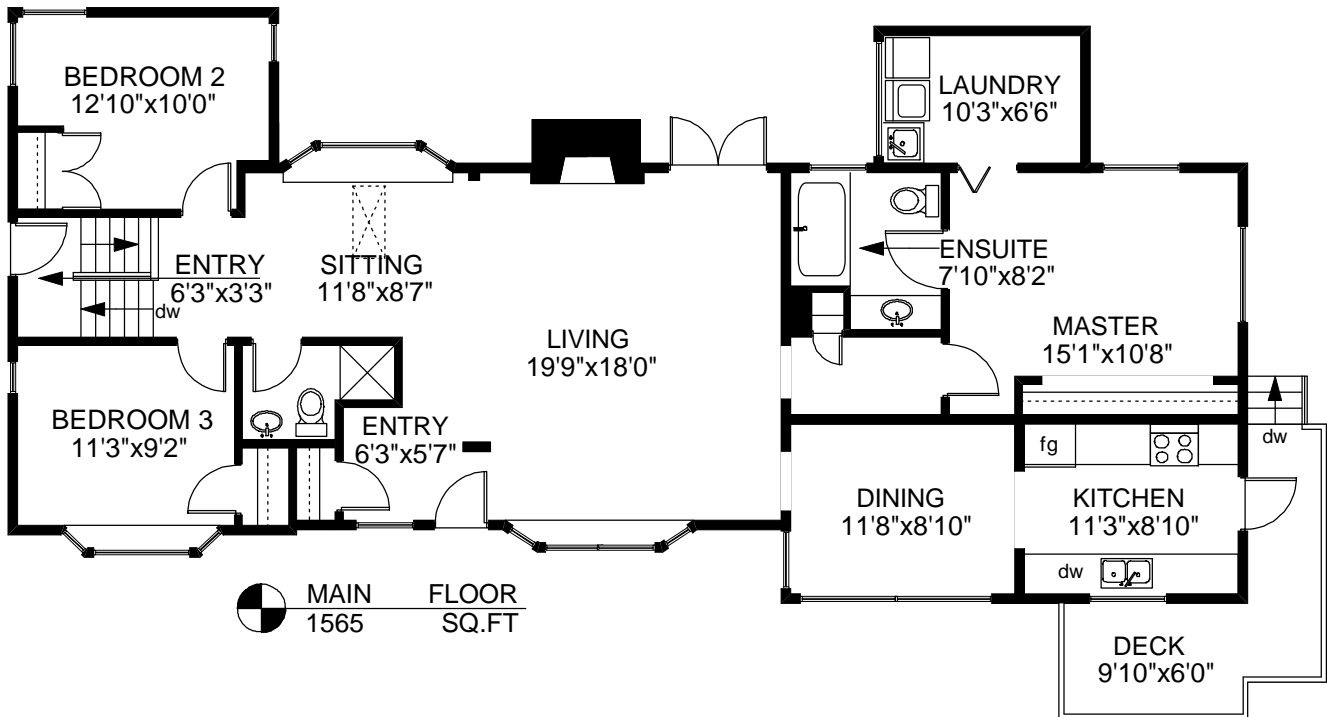
Field Survey - 24 April, 2005
Dated this 28th day of April, 2005.
This document is not valid unless originally signed and sealed.
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Pt. Lot 6
PLAN 869



SCALE : 1 inch = 30 feet.
All distances are in feet and decimals thereof.

1082 MOUNT NEWTON CROSS ROAD



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1565	0	1565
LOWER	207	115	322
TOTAL	1772	115	1887
DECKS	0	198	198
STUDIO	230	0	230

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

MEASURED ON: 11/18/04
DRAWING FILE: 07609

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



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 Status Type Zoning Style Constrct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel	268426 Active Single Family Residential Character, Cottage/Cabin Frame Wood 2x4, Insulation Ceiling, Insulation Walls, Stucco Asphalt Shingle Concrete Poured Blacktop Baseboard, Forced Air Electric, Oil	Address District Area Complex	1082 MT. NEWTON CROSS RD Central Saanich CS Inlet	Unit PC	V8M 1S2	Bedrooms Bathrooms Year Built	4 2 1920	Current Price Original Price 2009/10/07	\$649,000 \$669,000 \$649,000
Seller See Title (posted on Matrix) Ph Tenant Ph						SqFt Fin SqFt Unfin	1,772 115	Uncon Date Sale Price	DOM 16
Elementary School Middle School High School						63 Bayside 63 Stelly's	Title	Freehold	Taxes \$ 2,881 For Year 2009
Fin Opt Fin Note						Buyer To Fin	Assessment Legal Desc. Lot	\$527,000 Lot 2, Sec. 4 & 5, Block	PID No. 005-520-444 Dist Plan
Water Waste						Well: Drilled Septic	Fireplaces Basement Parking	Living Rm Walk-out, Partial, With Windows, Driveway	No. 1 Hght 7 Spes 2
Room Sizes rounded to nearest ft. [Main Level 2]					Lot Info	Width 82 SqFt 22,000 Shape	Depth 266 Acres 0.51 Y. Faces N	Strata Information	
Floors	Level 1	Level 2	Level 3	Other	Features	View: Mtn, View: Valley, View: Water, Private, Sloping, Treed			
Total SqFt	322	1,565		285	Assess Incl Shared Amen				
Entrance Living Dining Kitchen Mast Bdrm Bathroom Ensuite Bedroom Bedroom Living-Addl. Laundry Studio Loft Storage Patio		6x6 20x18 12x9 11x9 15x11 3pc 4pc 10x9 13x10 11x9 12x9 10x6			Appliances	Dishwasher, Dryer, Elec Over/Range, Fridge, Microwave, Washer			
					Interior Features	Blinds, Ceiling Fan, Closet Organizer, Flrs/Wood, French Doors, Screens, Sep Dine Room, Skylights/Light Pipe, Soaker Tub, Storage Separate, Wndw/Covrngs			
				15x13 15x6 6x5	Exterior Features	Balcony/Deck, Fenced Yard/Full, Guest Accommodations, Landscaped, Patio, Private Prop, Storage Shed			
Special Info									
This charming 4 bedroom, 2 bath home is in the middle of scenic Mt. Newton Valley. The sloping lot is a fully fenced private half acre facing south with the bottom half open & sunny while the upper half is a small forest of mature coniferous trees. The welcoming, updated home was recently renovated with the help of Architect, F. D'Ambrosio. Reno features maple floors, new bathrooms, kitchen with granite countertops and upgraded electrical & plumbing. There are also 3 sheds and a separate studio that overlooks the valley, ocean & mountains. House, studio & outbuildings are surrounded by terraced gardens. This is a very special property in a great location for hiking and cycling, while the ocean & shops are only a 5 minute drive away.									
Listing Office Co-List Office Listing Agent Co-List Agent	0071 PEMBERTON HOLMES - 0071 PEMBERTON HOLMES - 02620 MARA, ANDREW 03804 JANES, RILEY	384-8124 384-8124	Coop Agt Comm Possession	3%100K+1.5%Bal Upon Completion	Entered Changed	2009/09/24	Listed Expires	2009/09/24	
Board Information					Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo				
Showing Instructions Some notice appreciated but easy to show. Please call Riley Janes @ 250-885-4550; or use touchbase or page through the office.									
Directions Phone For Appt. Travel north on Pat Bay Highway & left onto Mt. Newton X Rd. past Hospital & Saanichton Shopping center between Rae Leig (250) 885-4550 Lock Box Location Front Door									