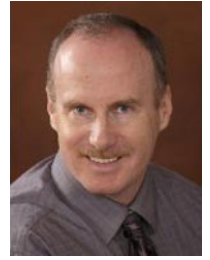




This Listing Information has been provided to you by:

Shawn E Adye



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 Home Fax:



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

ML No 260687	Address 1185 COLVILLE RD	Unit PC V9A 4R1	Bedrooms 3	Current Price \$449,900
Status Active	District Esquimalt		Bathrooms 3	Original Price \$449,900
Type Half Duplex	Area Es Old Esquimalt		Year Built 2007	
Zoning Duplex	Complex		SqFt Fin 1,545	Uncon Date DOM 0
Style Character		Seller Robin and Kathryn Fast	SqFt Unfin	Sale Price
Construct Frame Wood 2x6, Insulation Ceiling, Insulation Walls,		Ph Tenant Ph	Title Freehold, Strata	Taxes \$ 3,150 For Year 2009
Exterior Cement Fibre Siding		Elementary School 61 Macaulay	Assessment \$441,000	PID No. 026-928-892
Roof Fibreglass Shingle		Middle School 61 Rockheights	Legal Desc. Together with an	Lot SI B Block Sec 10 Dist Plan VIS 6185
Foundtn Concrete Poured		High School 61 Esquimalt	Fireplaces Living Rm, Natural Gas	No. 1
Drive Interlock		Fin Opt Buyer To Fin	Basement Crwl Space	Hght 3
A. Accom		Fin Note	Parking Garage Single, Driveway,	Spcs 2
Heat/Air Baseboard, Gas Fireplace		Water City/Munic.		
Fuel Electric, Gas		Waste Sewer/Municipal		
Room Sizes rounded to nearest ft. [Main Level 1]				
Floors	Level 1	Level 2	Level 3	Other
Total SqFt	683	862		
Entrance	9x4			
Living	11x16			
Dining	11x10			
Kitchen	10x9			
Mast BR		15x12		
Bathroom	2pc	4pc		
Office	9x7			
Ensuite		4pc		
Bedroom		14x10		
Bedroom		11x11		
Garage	20x10			
Porch	8x4			
Patio	12x10			
Deck		10x7		
Lot Info	Width 30	Depth 120	Strata Information	
	SqFt 3,600	Acres 0.08	Lot Size	Lvls/Unit
	Shape	Y. Faces S	In Complex: Units	Bldgs
Features	View: Mtn, Cleared, Level, Serviced, Treed, Reg Bldg Scheme		In Building: Units	Floors
			Mthly Asses	Lease Yrs
			Managed by	
Assess Incl	Shared Amen			
Appliances	Dishwasher, Microwave, Electric Garage Door Opener, Garage Door Remote Control, F S/W/D, Range Hood, Security System			
Interior Features	Blinds, Central Vacuum Roughed-in, Closet Organizer, Dining-Living L-Shaped, Flrs Lino, Flrs/Tile, Laundry In-Unit, Screens, Skylights/Light Pipe, Soaker Tub, Storage In Suite, W/W Carpet, Wndw/Covrnrgs			
Exterior Features	Balcony/Deck, Fenced Yard/Part, Landscaped, Patio, Porch			
Special Info	No Rental Restr, No Age Restr, Pets Unrestricted			
Mint Condition Gorgeous 2007 built S X S Duplex with 3 brs + den and 2.5 baths. Quality finishing and interior decorating by Karen West Interiors with warm rich colors make this new home a must see. Details include 9' ceilings, Maple kitchen with large Island, Stainless appliances, Garage, Gas fireplace and Hot water tank, Laminate floors, 2 skylights and open floor plan. The luxurious master bedroom has a sitting area, huge walk in closet, ensuite with oversize soaker tub, skylight and heated tile floors, and a private deck to enjoy your morning coffee. Exterior features include South facing back yard with private brick paver patio and driveway.				
Listing Office	0071 PEMBERTON HOLMES -	384-8124	Coop Agt Comm 3% on 100k/1.5% on	Entered 2009/04/02
Co-List Office			Possession TBA	Changed
Listing Agent	01411 ADYE, SHAWN E	(250) 384-8124	Listed 2009/04/02	
Co-List Agent			Expires	
			Agent Information Lbx, Call LS 1st, Site	
Board Information	Photo - LS Uploaded, Do not allow Hist Photo			
Showing Instructions	Easy to view, Just call Shawn at 250-384-8124 to arrange.			
Directions	In between Tillicum and Admirals			
Phone For Appt.	(250) 384-8124	Lock Box Location On Gas meter		