

#13-2020 White Birch -Spacious & Bright End Unit Townhome

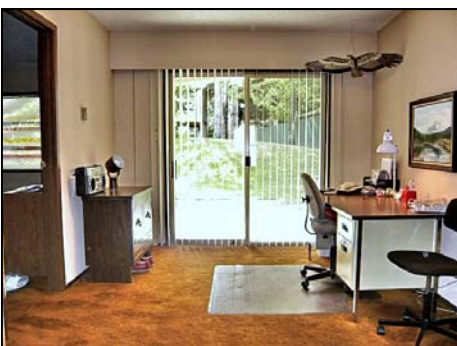
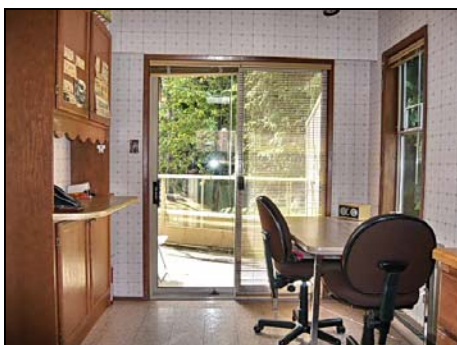


Riley Janes



384.8124 OR 1.800.665.5303

Andrew Mara



**Feature Property
Strata Lot 13**



MCDONALD PARK ROAD

WHITE

BIRCH

ROAD

North Saanich
Middle School

10475

1

9.960

No
access

R = 203.000
88.999

R = 185.0
76.505

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24.245
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39.574
30.480
39.581
39.624
35.662
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Feature Property
Strata Lot 13

SP 882

SP 1478

2020

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2055

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10461

10459

102.135

62.627
33853 SRW
30.612

SP 1570

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B
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SP 1317

SP 1385

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DL-21 S64915
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SP
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R=52.

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33853 SRW

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121.381

30.513
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39.624
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17.561
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30.495
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33853 SRW
33853 SRW
N28101

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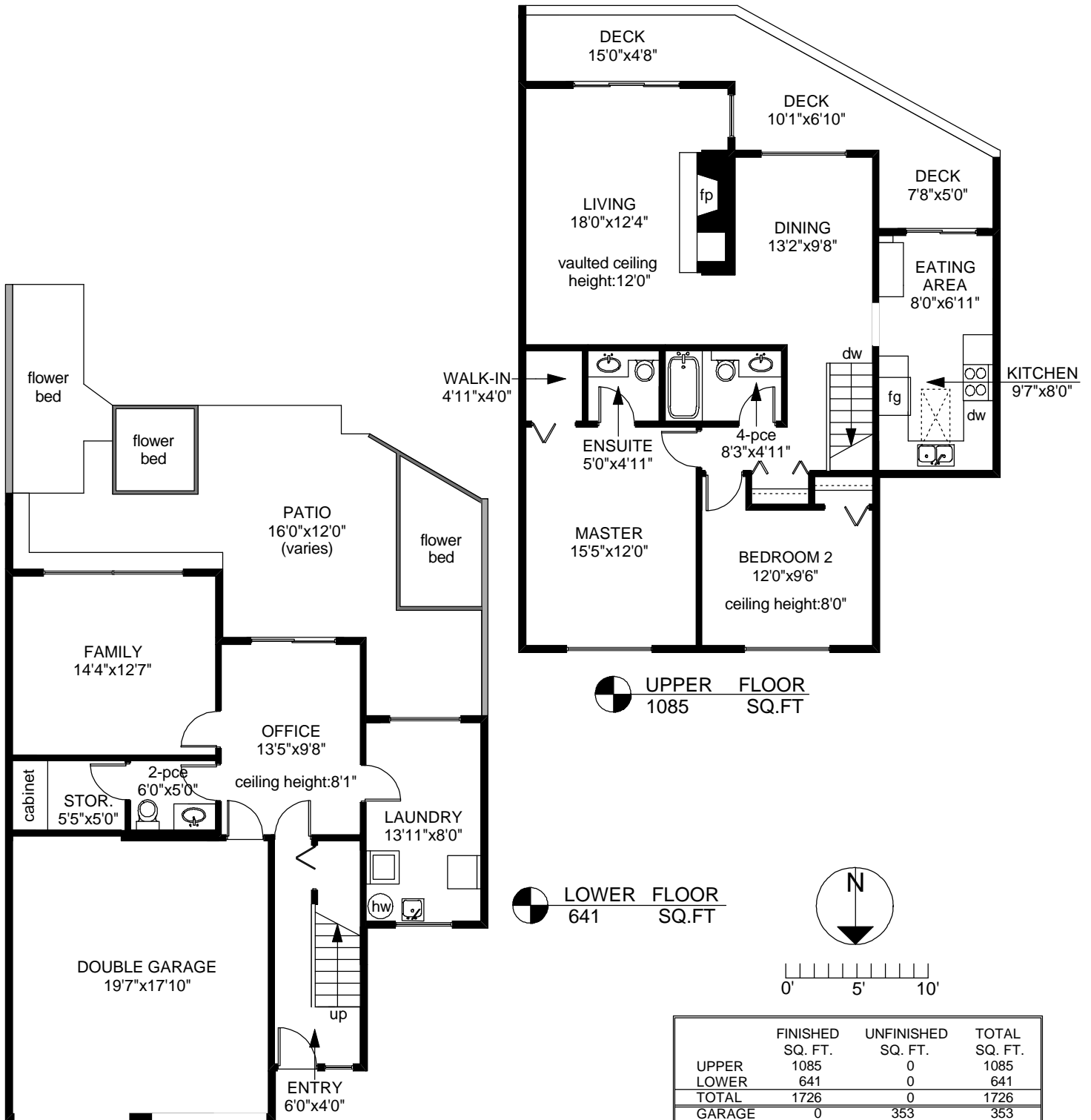
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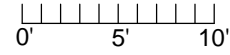
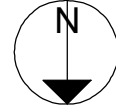
6.840

13-2020 WHITE BIRCH ROAD



UPPER FLOOR 1085 SQ.FT

LOWER FLOOR 641 SQ.FT



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
UPPER	1085	0	1085
LOWER	641	0	641
TOTAL	1726	0	1726
GARAGE	0	353	353
DECK	0	195	195
PATIO	0	320	320

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

MEASURED ON: 09/04/09
 DRAWING FILE: 07583

Tafemeasure 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	268035	Address	2020 WHITE BIRCH RD	Unit	13	Bedrooms	2	Current Price	\$375,000
Status	Active	District	Sidney	PC	V8L 2R1	Bathrooms	3	Original Price	\$375,000
Type	Townhouse	Area	Si Sidney						
Zoning Style	Multi-Family	Complex	WHITE BIRCH						
Construct	Frame Wood 2x4, Insulation Ceiling, Insulation Walls,			Seller	Robert Bruce Eby	SqFt Fin	1,726	Uncon Date	DOM 0
Exterior	Wood			Ph	(250) 384-8124	Tenant Ph		Sale Price	
Roof	Asphalt Shingle			Elementary School	63 Sidney	SqFt Unfin	868	Taxes \$	2,086 For Year 2009
Foundtn Drive	Concrete Poured Concrete			Middle School	63 North Saanich				
A. Accom				High School	63 Parkland	Title	Freehold, Strata		
Heat/Air	Baseboard			Fin Opt	Buyer To Fin	Assessment	\$355,000	PID No.	000-300-004
Fuel	Electric			Fin Note		Legal Desc.			
		Water	City/Munic.			Lot	13	Block	Sec 16 Dist 40 Plan VIS882
		Waste	Sewer/Municipal			Fireplaces	Living Rm		No. 1
						Basement	Finished - Fully		Hght 8'1
						Parking	Garage Double, Covered Parking Spcs		

Room Sizes rounded to nearest ft. [Main Level 2]					Lot Info	Width	Depth	Strata Information	
Floors	Level 1	Level 2	Level 3	Other	SqFt	2,305	Acres	0.05	Lot Size
					Shape		Y. Faces	S	Lvls/Unit
Total SqFt	641	1,085			Features				2
Entrance	6x4				Assess Incl	Bldg Insurance, Garbage p/u, Water, Yard Maint			
Living		18x12			Shared Amen				
Dining		13x10			Appliances	Dishwasher, Dryer, Fridge, Stove, Washer, Electric Garage Door Opener, Garage Door Remote Control, Range Hood			
Kitchen		10x8			Interior Features	Blinds, Breakfast Nook, Ceil Vaulted, Laundry In-Unit, Screens, Sep Dine Room, Skylights/Light Pipe, Storage In Suite, W/W Carpet			
Mast Bdrm		15x12			Exterior Features	Balcony/Deck, Fenced Yard/Part			
Bathroom	2pc	4pc			Special Info	Rental Restr, Adult, Dogs and Cats Allwd			
Family	14x13								
Bedroom		12x10							
Storage	5x5								
Laundry	14x8								
Ensuite		2pc							
Office	13x10								
Eating Area		8x7							
Deck		32x5							
Garage	20x18								

Spacious & bright end-unit townhouse with 2 bedroom, 3 baths with marinas, recreation & shopping near by. Features include a lovely living room with vaulted ceilings & wood fireplace; a separate dining area and a galley style kitchen with informal eating area. Off of these rooms is a large south facing deck. The master bedroom has a walk-in closet and ensuite bath. The entry level has an office with access to a private patio. There is also a good sized family room, third bathroom, large laundry room & access to double garage. 5 minutes from the ferries or airport, this quiet secluded unit would be a sanctuary for anyone looking to enjoy all that Sidney has to offer. Units in this pet friendly complex have low strata fees & sell quickly.

Listing Office	0071 PEMBERTON HOLMES -	384-8124	Coop Agt Comm	3%1st100k+1.5%ba	Entered	2009/09/15	Listed	2009/09/15
Co-List Office	0071 PEMBERTON HOLMES -	384-8124	Possession	Upon Completion	Changed		Expires	
Listing Agent	03804 JANES, RILEY	(250) 384-8124	Agent Information					
Co-List Agent	02620 MARA, ANDREW		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, touchbase or page through the office. Elderly seller may be home for showings.							
Directions	West on Resthaven, North on Mcdonald Park, East on White Birch. Unit 13 is in the back left corner of the complex.							
Phone For Appt.	(250) 885-4550	Lock Box Location	Hose right side of unit					