

6509 Central Saanich - Spacious, Updated Family Home; Private Yard



Andrew Mara



384.8124 OR 1.800.665.5303

Riley Janes



ORRICO & ASSOCIATES
LAND SURVEYING LTD.

4089 QUADRA STREET
VICTORIA, B.C. V8X 1K7
tel 479-1012 fax 479-4479
our file: 75-SANDW.CO

SURVEYOR'S LOCATION CERTIFICATE UPON
LOT 1, SECTION 15, RANGE 4 EAST,
SOUTH SAANICH DISTRICT, PLAN 47525.
Owner: SANDWITH

I have examined the residential premises shown
and hereby certify that the said structure is situate with respect
to nearby boundaries as shown. This document is prepared for building
inspection or mortgage purposes only and is not valid unless
originally signed and sealed.

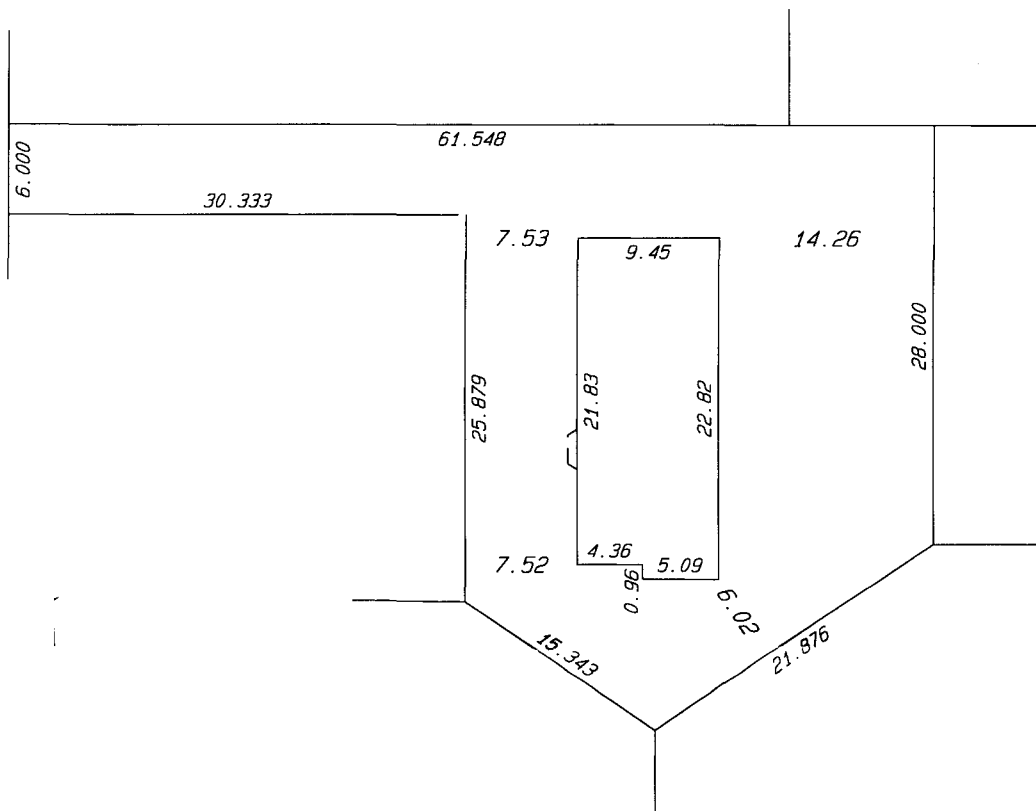


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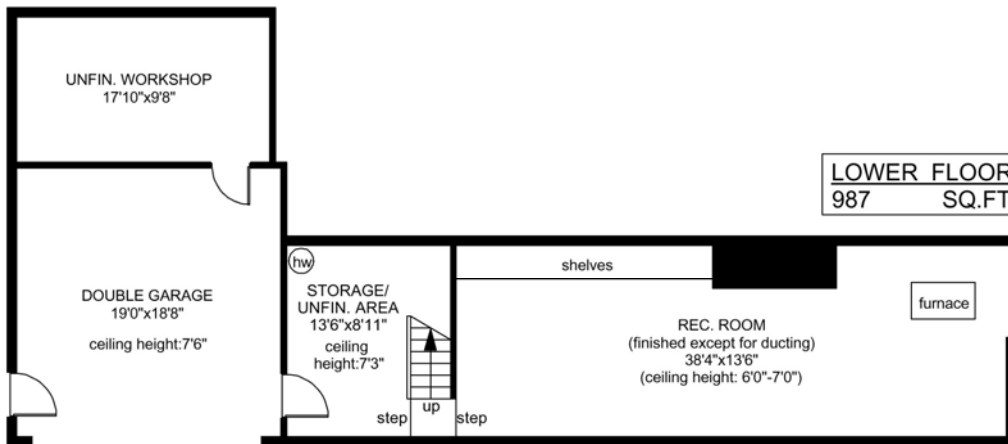
Field survey dated this 12th day of January, 1998.



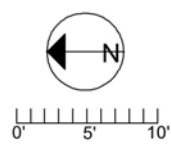
CENTRAL SAANICH ROAD



6509 CENTRAL SAANICH ROAD



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2265	0	2265
LOWER	594	393	987
TOTAL	2859	393	3252
GARAGE	0	389	389
DECK	0	759	759
PATIO	0	896	896
PORCH	0	58	58



**PEMBERTON
HOLMES**

• ESTABLISHED 1887 •

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

MEASURED ON: 02/25/09
DRAWING FILE: 06962

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



This Listing Information has been provided to you by:

Riley Janes



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 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 Constrct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel	259464 Active Single Family Residential West Coast Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Wood Fibreglass Shingle Concrete Poured Blacktop Forced Air Electric	Address District Area Complex	6509 CENTRAL SAANICH RD Central Saanich CS Keating	Unit PC	V8Z 5T9	Bedrooms Bathrooms Year Built	4 3 1983	Current Price Original Price	\$589,000 \$589,000		
		Seller Ph	Tenant Ph			SqFt Fin SqFt Unfin	2,859 393	Uncon Date Sale Price	DOM 0		
		Elementary School Middle School High School	63 Keating 63 Bayside 63 Stelly's			Title	Freehold	Taxes \$	3,299 For Year 2008		
		Fin Opt Fin Note	Buyer To Fin PDS & Title posted to Matrix			Assessment Legal Desc.	\$565,000	PID No.	023-629-321		
		Water Waste	City/Munic. Sewer/Municipal			Lot Block Sec Dist Plan	A 15 65 VIP64505	Fireplaces Basement Parking	Heatilator, Living Rm Walk-out, Finished - Partially Garage Double, Driveway, RV,		
		No. Hght Spcs	1 7 4								
Room Sizes rounded to nearest ft. [Main Level 2]					Lot Info	Width SqFt Shape	Depth Acres Y. Faces	Strata Information			
Floors	Level 1	Level 2	Level 3	Other	Features	13,765	0.32	In Complex:	Units	Lvls/Unit	
Total SqFt	393	2,265			View: Mtn			In Building:	Units	Floors	
Entrance		10x6			Assess Incl			Mthly Asses		Lease Yrs	
Living		20x14			Shared Amen			Managed by			
Dining		14x12			Appliances	Countertop Range, Dishwasher, Dryer, Fridge, Oven Built-In, Washer, Electric Garage Door Opener, Garage Door Remote Control, Range Hood					
Kitchen		15x13			Interior	Bar, Blinds, Ceil Vaulted, Ceiling Fan, Central Vacuum Roughed-in, Family Room on Main Floor, Flrs/Wood, Laundry Area, Screens, Sep Dine Room, Skylights/Light Pipe, W/W Carpet, Wndw/Bay, Workshop					
Mast BR		15x14			Exterior	Balcony/Deck, Fenced Yard/Part, Landscaped, Patio, Porch, Private Prop, Sprinkler					
Bathroom		3pc			Features	Underground					
Ensuite		4pc			Special Info						
Bathroom		2pc									
Bedroom		12x11									
Bedroom		11x10									
Bedroom		12x9									
Family		15x11									
Laundry		9x8									
Rec Room		38x13									
Storage		13x9									
<p>Great family home set well back off the road on big lot with elevated views westward to the Malahat. From the spacious living room with Bay window & stone FP there is access to an open plan dining, kitchen & family area featuring wood floors & vaulted ceilings. The professionally renovated kitchen features quartz countertops, cherry finished cabinetry & new appliances. All windows have been recently updated & a new roof was put on in 2004. With all bedrooms on the main level, downstairs is a bonus and includes rec room, mud room, double garage & storage/workshop. Private backyard is terraced between patio & grassy area and on the south side is a large deck. Walking distance to school/shops & commute to downtown Victoria in 20</p>											
Listing Office	0071 PEMBERTON HOLMES -	384-8124	Coop Agt Comm	3%100k+1.5%bal	Entered	2009/03/04	Listed	2009/03/04			
Co-List Office	0071 PEMBERTON HOLMES -	384-8124	Possession	Upon Completion	Changed		Expires				
Listing Agent	02620 MARA, ANDREW	(250) 384-8124	Agent Information								Lbx, Floor Plans
Co-List Agent	03804 JANES, RILEY	(250)									
Board Information	Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo										
Showing Instructions	Please call Riley Janes 250-885-4550 or page though the office 250-384-8124										
Directions Phone For Appt.	Travel north on Pat Bay Highway, turn left onto Tanner Rd & follow it down the hill to Central Saanich. Half way between (250) 885-4550 Lock Box Location Rail by front door										