



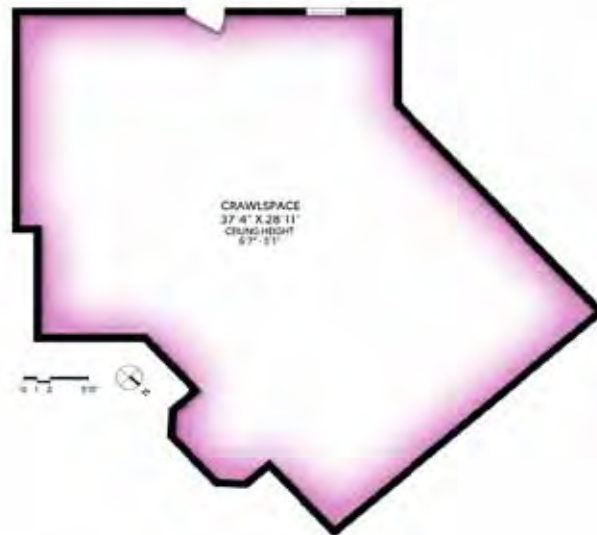
Carefree Country Living
#29 - 1255 Wain Road
Victoria, BC



MAIN FLOOR



UPPER FLOOR



FLOOR	FRESH	IMPROVED	TOTAL	OTHER AREA
APRIL	1,810	0	1,810	280
MAY	653	0	653	566
TOTAL	2,022	0	2,022	1,306





#29 - 1255 Wain Road Victoria, BC

Beautiful Eagle Ridge townhome set on 75 acres of wooded parkland with over 2 miles of walking trails. Thoughtfully appointed to ensure privacy and an abundance of natural light, this townhome exudes elegance. Spacious living room with gas fireplace and vaulted ceilings, large main floor master bedroom with spa like ensuite, contemporary kitchen with quartz countertops and new stainless steel appliances.

Take in the sun on your expansive wrap-around deck or enjoy morning coffee in your sunroom. Minutes to Sidney by the Sea, two golf courses and the ferries.



The Details

Type: Townhome

Bedrooms: 3 (master on main)

Bathrooms: 3

Finished area: 2022 sq ft

Unfinished: 1886 sq ft - 1306 sq ft lower level (5'1" to 6'7" ceiling height), plus 580 sq ft garage

Parking: 2 car garage, plus secure boat or RV parking

Pets: Two allowed (cats, dogs, birds or combination)

Rentals: Some

Strata fee: \$535

Taxes: \$1814 (2019)



Professionally renovated in 2018 including:

- Complete kitchen (cabinets, counters, appliances, fixtures, lighting)
- New flooring throughout the main floor
- Master bath and guest bath (including flooring, fixtures, cabinets and lighting)
- Lighting in kitchen, dining room and entrance
- Gas Fireplace
- Window coverings on main



Features and Improvements

- Complete renovation of the Kitchen in 2018 including new Merit soft close cabinets, quartz countertops, backsplash, undermount 31" stainless steel sink, stainless steel fridge, stove, convection/microwave combination and Bosch dishwasher.
- All new LED Lighting
- Alicanti Wood Flooring in living room, dining room and bedroom installed in 2018
- Adura Max Luxury Vinyl tile installed in entryway, bathrooms and kitchen installed in 2018
- New baseboards, window trim and door trim throughout the main floor
- Fireplace retiling and custom copper re-finishing of front panel
- New six panel doors and closets throughout main



- Complete renovation of master bathroom including new flooring, walk in shower, quartz counter vanity, sink and toilet, lighting and fan. (note: space for large tub and plumbing easily accessible if new owners would like a soak in addition to the shower)
- Updated half bath including quartz counter, new faucet, new mirror, new lighting and new fan

Maintenance and Miscellaneous

- The hot water tank was replaced in November 9, 2015 and has an 8 year warranty.
- The garage door motor was replaced in Feb. 10, 2016 by the Garage Door Depot.
- The Samsung washer and dryer were purchased in October 23, 2013
- Propane Fireplace installed in 2011 at a cost of \$5493.49 and has been inspected annually
- Large propane tank is rented from Island Propane. Annual fee is \$80. Propane is used for the fireplace only. A fill costs about \$350, depending on the price of propane.
- Built in Vacuum is a Vacuflo.
- Electric furnace brand is Nortron. Inspected in 2019, filters changed in spring and fall.

NEIGHBOURHOOD FEATURES

- Extremely private lots
- Low maintenance private outdoor space for each unit
- Free overflow parking for boats and RVs
- Eagle Ridge boasts 75 acres of pristine land with numerous walking trails and an abundance of wildlife including eagles, owls, osprey, rabbits and deer.
- Very well run strata with active committees for landscaping, sites, and architectural and building review





Ready to open a new door?

Hal Decter & Audra Poole

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