

2052 AVONDALE ROAD



KAREN DINNIE-SMYTH
PERSONAL REAL ESTATE CORPORATION
KARENDINNIE-SMYTH.COM

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RE/MAX[®]
CAMOSUN





- Clean, classic lines with lots of room to roam.
- Large, bright kitchen with enormous amount of storage.
- Dining room/living room... perfect size for entertaining.
- Custom, clear fir doors leading out to terrace.
- Elegant entry and foyer.
- Views through 21 feet of glass to established perennial gardens with total privacy on the almost 1/4 lot.





- West coast style indoor/outdoor living.
- Custom gas fire pit with terrazzo top.
- Perfect patio for entertaining large or small groups of people.
- Modern bathrooms with floating custom walnut cabinetry.
- Cozy media room with gas fireplace.
- Excellent workshop but easy conversion to a nanny suite.





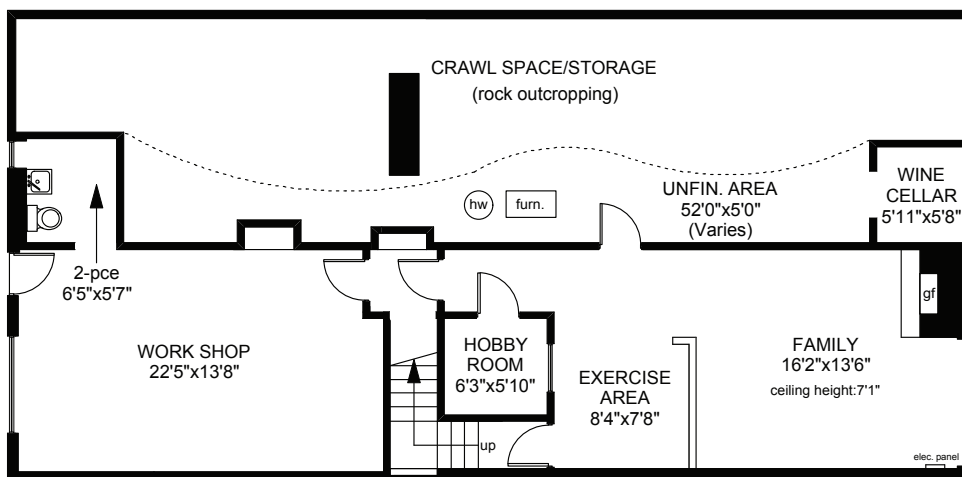




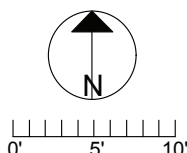
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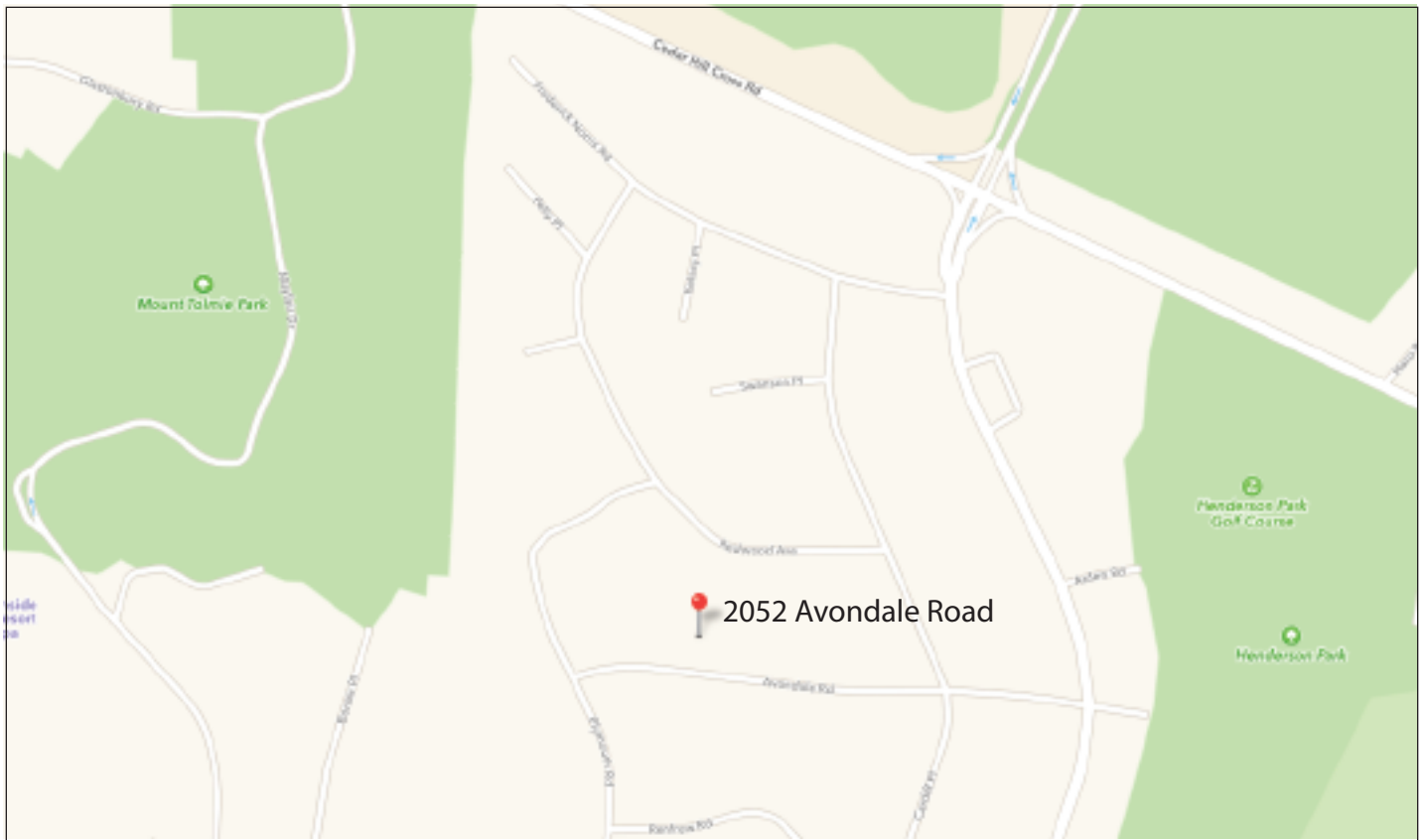
LOWER FLOOR 1204 SQ. FT.



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1718	0	1718
LOWER	944	260	1204
TOTAL	2662	260	2922
GARAGE	0	614	614
PATIO	0	558	558
SHED	0	82	82



PREPARED FOR THE EXCLUSIVE USE OF KAREN DINNIE-SMYTH OF RE/MAX CAMOSUN	
MEASURED ON: 11/17/15 DRAWING FILE: 13145	Tafe Measure VICTORIA, B.C. Ph. 883.8894 www.tafemeasure.com



2052 Avondale Road- Improvements and Features

Back Yard/Entertaining Oasis

- Complete reconfiguration and re-landscaping of garden
- Custom rock walls defining garden areas, vegetable gardens, composting and potting area
- Grape arbour
- Fully fenced rear yard; deer proof, full privacy, fencing is a combination of custom made cedar fencing and black chain link which is camouflaged by mature trees and shrubs
- In ground sprinklers: back yard- multi-zone with timer controls, front yard- manual control
- Numerous hose bibs throughout garden
- Garden shed with deck, power and water
- Extensive multi-zone polished concrete patios, stairs and ramp to upper gardens
- Custom polished concrete gas fire pit with table ledge,
- Built in gas Napoleon gourmet gas barbecue, with polished concrete counters, power for fridge etc.
- Walk out sliding glass door from main living area to patio; 3 panels, 21 feet of glass and 7 foot opening, custom crafted in clear fir by Prestige Joinery
- Power for lighting/music in main garden/patio area
- Custom patio storage shed

Home Inside

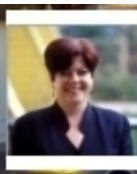
- Hot water tank replaced in 2015 - 40 gal electric
- Gas furnace inspected 2014
- Roof inspected in 2014
- Gas fireplaces serviced/inspected in 2014
- All gas lines/installations work completed with permits
- Light oak hardwood refinished throughout -2008
- Plugs, switches, and some wiring replaced - 2008
- Sunlight roller blinds where needed, plus black out sleeping blinds in master/guest rooms
- Pot lights added in living room/dining(extensive), bathrooms , entry, hall and office
- Attic reinsulated R-40,2009
- Napoleon Gas fireplace installed in main living room -2008
- All main floor closets upgraded with closet organizers
- All main floor doors replaced; pockets & entry doors, quality brushed nickel hardware /hinges
- Main & Ensuite bathroom renovations, cleaned to studs, reinsulated, new in floor heat, extensive neutral coloured tiling, cesarstone counters, custom walnut floating vanities, high quality fixtures and skylights added
- New main entry, new tiling, glass panel, pot lights & skylight
- Home painted throughout , ceilings, walls, closets

Home Inside – con't

- New kitchen appliances; wall oven, cook top, fridge, 2015
- Family room freshened up with new gas fireplace Vermont Castings , new paint and carpeting and black out blind for TV viewing-2008
- A exercise/play area in engineered cherry hardwood added
- Toilet replaced in workshop with low flush
- Baseboards all replaced on the main floor and family room, along with trim around doors, closets and windows

Home Outside

- Home repainted 2013 & 2015
- All windows have been replaced with vinyl thermo pane
- Downspouts replaced in 2013
- Custom soffit screens, outside lighting replaced
- Extra large carport, partially enclosed with doors, power and lighting added in 2015
- New front entry, tiled, new glass side lights, new glass door, pot lights & custom seating bench, 2014
- New front exterior lighting in 2015

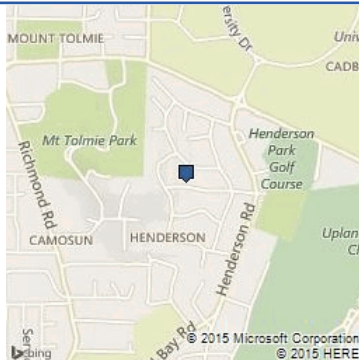


Karen Dinnie-Smyth

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"Your Call is always Welcome"

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	Finished Rooms				Listing Summary	
	Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4	
	Finished SqFt:	1,718	944			
	Entrance		10x9			
			14x21			
			14x12			
			15x13			
			15x14			
			4			
			9x10			
			10x10			
			10x13			
			4			
	30x13					
	22x13					
2052 Avondale Rd OB Henderson ~ V8P 1V4						
Interior Details			Unfinished Rooms			
Layout: Main Level Entry with Lower Level(s)						
Bedrms: 3	Kitchens: 1					
Baths Tot: 3	Fireplaces:					
Bth 2Pce: 1	Main Lev: Level 1					
Bth 3Pce: 1	Fin SqFt: 2,662					
Bth 4Pce: 2	Unfin SqFt: 260					
Bth 5Pce: 1	Bed & Brk:					
Ens 2Pce: 1	Adnl Acc:					
Ens 3Pce: 1	Basement: 7' 1" / Finished - Partially					
Ens 4+Pce: 1	FP Feat: Family Rm, Living Rm, Natural Gas					
App Incl:						
Int Feat:						
			Schools		Legal Information	
			Elementary	Middle	Senior	
			61 Campus Vi	61 Arbutus	61 Mount Dou	
			District of Oak Bay			Roll: 01661350
			PID/MHR:			Title: Freehold
			Legal Dsc: Plan 13000; Lot 89; Land Dist 57; Sect 31			
			Zn Cls/Tp: Residential			
			2015 Asmt: \$679,700			2015 Taxes: \$4,521
Building Information						
Built (est) 1960	Lgl NC Use	Frnt Faces: S	Bldg Sch:	Bldg Style: Art Deco	Fuel: Gas	
Lsd Equ:		Rear Faces:	Bldg Warr:		Heat: Forced Air	
Const Mt: Frame Wood 2x4			EnerGuide Rtg/Dt:		Roof: Torch-on	
Ext Fin: Wood					Fndn: Concrete Poured	
Ext Feat:					Accss Ground Level Main Floor, Master B	
Lot/Strata Information						
Prk Type: Driveway, Garage Doub	Lot Size 10,454sqft / 0.24ac	Prk #: 4	Dims (w/d):	Shape: Rect.	ALR?:	
Water: City/Munic.	Waste: Sewer		Driveway:			
Lot Feat: Private			Services:			
Complex:	Mgd By:		Rent Alld?:			
SqFt Balc:	Suites/Cplx	Prk Cm Prp: 0	Yng Ag Alld?:			
SqFt Prk:	Bldgs/Cplx:	Prk LCP:	Pets Alld?:			
SqFt Pat:	Suites/Bldg	Prk Str Lot:	BBQs Alld?:			
SqFt Strg:	Floors/Bldg	Str Lot Incl:				
Gnd/Top?:	Lvl/Suite:	Com Str Itm:				
Shrd Am:			Assmt Incl:			
Photos and Map						
						

Brokerage Fee: 3%on1st100K&1.5%onB

Friday, November 20, 2015

Residential Client Detail WH

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. Data © VREB. Software © Tarasoft Corporation.