

Thursday, August 4, 2011

Detailed Listing Report


Prepared By Marko Juras

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 <p>172 Levista Pl VR View Royal ~ V9B 0K7</p>	Finished Rooms				Listing Summary		
	Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4	MLS@: 296937	List Price: \$734,900
	Finished SqFt:	693	1,005	977			Orig Price: \$734,900
Living	15x15	16x17				Status: Current	Sold Price:
Dining		12x15				SubClass: SF Det	Pend Date:
Kitchen		10x15				DOM: 13	Mth Assmt: \$60
Mast Bdrm			14x13			Remarks	
Bathroom	4	4	4			Extraordinary better than new 2,700 sq/ft three level family home nestled in the heart of View Royal in a new development just across from Helmcken Centennial Park! Situated on a quiet no-thru lane with lots of parking. Quality of workmanship can be seen throughout. Home features engineered hardwood floors; custom kitchen with spacious island and granite counters; double height ceiling in living room with high-end gas fireplace; extensive tiling in all the bathrooms; luxurious master bedroom with spa like ensuite with quartz; large spare bedrooms; huge 363 sq/ft covered deck with gas outlet; heat pump; and additional 2 bedroom accommodation. Fantastic location close to everything - 10 min to downtown and UVIC. No HST! Warranty	
Ensuite			5				
Bedroom	9x12		14x11				
Bedroom	10x9		14x11				
Laundry			6x9				
Den		11x12					

Interior Details		Unfinished Rooms				Legal Information	
Layout:	Main Level Entry with Lower/Upper	Garage Deck		20x23 28x10	13x7	Town of View Royal (SD61)	Roll: 6845101
Bedrms:	5	Kitchens:	2			PID/MHR: 028-034-813	Title: Bare Land
Baths Tot:	4	Fireplaces:	1			Legal Dsc: Plan VIS6847; Lot 1; Land Dist 21; Sect 91; Freeform TOGETHER WITH AN	
Bth 2Pce:		Main Lev:	Level 2			Zn Cls/Tp: Residential	
Bth 3Pce:		Fin SqFt:	2,675			2011 Asmt: \$656,000	2011 Taxes: \$3,365
Bth 4Pce:	3	Unfin SqFt:	472				
Bth 5Pce:	1	Bed & Brk:					
Ens 2Pce:		Adnl Acc:	Existing				
Ens 3Pce:		Basement:	8' / Crwl Space, Walk-out				
Ens 4+Pce:		FP Feat:	Living Rm, Natural Gas				
App Incl:	F/S/W/D						
Int Feat:	Blinds, Central Vacuum Roughed-in, Closet Organizer, Dining Area, Flrs/Wood, French Doors, Jetted Tub, Laundry Area						
Building Information		Schools					
Built (est)	2011	Lgl NC Use:		Elementary	Middle	Senior	
Const Mt:	Frame Wood 2x6	Frnt Faces:	W	61 View Royal	61 Colquitz	61 Spectrum C	
Lsd Equ:		Rear Faces:	E				
Ext Fin:	Cement Fibre Siding	Bldg Sch:					
Ext Feat:	Balcony/Deck, Landscaped	Bldg Warr:	Yes				
		Bldg Style:	West Coast				
		Fuel:	Electric, Gas				
		Heat:	Forced Air, Gas Fireplace, Heat Pu				
		Roof:	Asphalt Shingle				
		Fndn:	Concrete Poured				
		Accss					

Lot/Strata Information		Lot Size: 6,468sqft / 0.15ac	Dims (w/d):	Shape: Rect.	ALR?:
Prk Type:	Garage Double	Prk #: 3	Driveway:		
Water:	City/Munic.	Waste: Sewer	Services:		
Lot Feat:		Mgd By:			
Complex:		Rent Alld?:			
SqFt Balc:	Suites/Cplx	Prk Cm Prp:	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:		

Agency Information			Coop Brok Fee: 3.0%100k + 1.5% Balance
Licensee	Phone	Office	Sllr: See Supplements
L: Marko Juras	(250) 480-3000	Fair Realty	Sllr Resid: Resident of Canada
CL1:			Solicit OK?: No
CL2:			Financing:
S:			Fin Notes:
CS1:			Possession: TBA
CS2:			Listed: 2011/07/22
Appt Ph: (250) 516-6262	KeyBox/Bzzr: None		Sold:
Agent	Appt Dir/Call Slr ~ Mere Listing!	Please contact seller David directly at 250.516.6262 for showings and inquiries. Easy to arrange. All offers presented directly to seller. Offering coop brok fee of 3.0%100k + 1.5% balance. 5th bedroom does not have closet. ~ Helmecken towards Old Island Highway, right on Vickery, left on Viewcrest then left again and right on Levista.	\$Chg:
Info, M2M			
Notes & Dirs:			