

1944 Meadowbank Road



4.75 Acre Equestrian Estate

2,946 SqFt. Executive Style Rancher



- + 6 In/Out Paddocks
- + Tack Room
- + Sand Riding Ring
- + Workshop
- + 3 Large Fields



Wednesday, August 9, 2017

Detailed Listing Report

Prepared By Marko Juras*

Fair Realty

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**1944 Meadowbank Rd
CS Keating ~ V8M 1X9**

MLS® 381793

Finished Rooms				
Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt:	2,946			
Entrance	9x8			
Living	19x18			
Dining	15x14			
Kitchen	15x15			
Mast Bdrm	18x13			
Bathroom	4			
Ensuite	1			
Bedroom	18x13			
Bedroom	15x12			
Family	17x15			
Eating Area	12x9			
Laundry	13x10			

Listing Summary	
MLS®: 381793	List Price: \$2,550,000
Status: Current	Orig Price: \$2,550,000
SubClass SF Det	Sold Price:
DOM: 4	Pend Date:
Taxes: \$2,578	Mth Assmt
2017 Asmt: \$526,186	Title: Freehold

Unfinished Rooms				
Garage	35x21			
Patio	41x9			

Schools		
Elementary	Middle	Senior
63 Brentwood	63 Bayside	63 Stelly's

Remarks
An elegant executive style rancher set on a picturesque 4.75-acre estate offering beautiful rural views and stunning sunsets conveniently located minutes from Saanichton and the Butchart Gardens. This beautifully built bright and spacious home features 3-bedrooms, 3-bathrooms, a large sunny kitchen, and offers plenty of room for entertaining. The property is set up as an equestrian facility with barn, hay loft, 6 in-out paddocks, tack room, sand riding ring, 3 hay fields, and much more! The workshop has its own electrical panel and bathroom. This is the ideal executive estate and/or working farm in the heart of Central Saanich, a short drive to the airport, ferries, and downtown Victoria!

Interior Details	
Layout:	One Level with Crawl Space
Bedrms:	3 Kitchens: 1
Baths Tot:	4 Fireplaces: 1
Bth 2Pce:	1 Main Lev: Level 1
Bth 3Pce:	1 Fin SqFt: 2,946
Bth 4Pce:	1 Unfin SqFt: 0
Bth 5Pce:	Bed & Brk:
Ens 2Pce:	Adnl Acc:
Ens 3Pce:	Basement: 3' / Crawl Space
Ens 4+Pce:	1 FP Feat: Living Rm
App Incl:	Central Vac/Equip, Countertop Range, Dishwasher, Dryer, Fridge, Microwave, Ov
Int Feat:	Blinds, Skylight, Breakfast Nook, Closet Organizer, Dining Room Separate, Screens, Flrs/W-W Carpet, Workshop

Building Information

Built (est)	1997	Lgl NC Use:		Frnt Faces:	W	Bldg Sch:	No	Bldg Style:	
Lsd Equ:				Rear Faces:	E	Bldg Warr:		Fuel:	Electric, Propane
Const Mt:	Insulation Ceiling, Insulation Walls, Windows Thermo, Windows Vinyl					EnerGuide Rtg/Dt:		Heat:	Heat Pump
Ext Fin:	Wood							Roof:	Fibreglass Shingle
Ext Feat:	Barn, Fenced Yard/Part, Patio, Sprinkler Underground, Workshop							Fndn:	Concrete Poured
								Accss	Ground Level Main Floor, Master B

Lot/Strata Information

Prk Type:	Garage Triple	Lot Size:	206,910sqft / 4.75ac	Dims (w/d):	330 ft x 627 ft	Shape:	Rect.	ALR?:	Y
Water:	City/Munic.	Prk #:	6	Driveway:	Exp. Agg.				
Lot Feat:	View: Mtn, View: Valley, Private	Waste:	Septic Tank	Services:					
Complex:		Mgd By:		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:		Assmt Incl:					
Shrd Am:									

Agency Information

Licensee	Phone	Office	Coop Brok Fee:	\$15,000
L: Marko Juras*	(250) 480-3000	Fair Realty	SIr:	See Supplements
CL1:			SIr Resid:	Resident of Canada
CL2:			Solicit OK?:	No
S:			Financing:	
CS1:			Fin Notes:	'CC' A/Os to markojuras@shaw.ca
CS2:			Possession	TBA
Appt Ph:	(250) 896-8195	KeyBox/Bzzr:	Listed:	2017/08/05
Agent Info, M2M Notes & Dirs:		Front door	Modified:	2017/08/05
			Sold:	
			\$Chg:	

Please phone seller- Paul @ 250-896-8195

See M2M Notes -- Mere posting (see supplement). For more info please phone seller, Paul, at 250-896-8195. LS does not have agency with the seller; present all offers to seller. Overnight notice preferred.