

1215 Waters Edge Road

Specifications

Price: \$1,795,000 plus GST

Year Built: 2018

Warranty: 2-5-10 with Travelers Insurance Co. of Canada

District: Saanich

Map Area: Cordova Bay

Lot Size: 9,302 sq. ft.

Finished Area: 3,009 sq. ft.

2018 Taxes: \$4,929 (partial assessment) **2019 BC Assessment:** \$1,631,000

Water: Municipal

Waste: Municipal Sewer

Fireplaces: *Astria Venice Lights* gas fireplace in living room

Exterior: acrylic stucco
clear cedar siding
hot/cold water outside garage
wood soffits
composite metal siding

Roof: torch-on SBS roof with 30 year warranty

Windows: *Westeck* vinyl casement windows and multi-point locking exterior doors

Landscape: fully landscaped and partially fenced
automated landscape irrigation system
landscape lighting
stone front path, front steps and rear patio



Parking: 2 car garage attached to house, double driveway, permeated pavers

Mechanical: *Fujitsu* heat pump for air circulation and bonus of air conditioning in the warmer months
200 amp electrical service panel
gas outlet for BBQ on rear patio
Navien natural gas, on demand hot water tank

Interior Finishing: engineered, wide plank oak flooring
ceramic floor tiles on main and upper level bathrooms
custom wine rack
designer lighting throughout



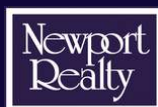
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Media power blinds in living room
security system
smart home technology

Kitchen: custom designed kitchen cabinetry, birch interiors, combination of painted and rift cut oak doors/drawers, soft-close drawers/doors
Quartz countertops
Wolf® 5 burner gas cooktop, wall oven, hood fan and microwave
Sub-Zero® refrigerator with dual freezer drawers
Asko® dishwasher
Marvel® wine fridge
Fluid faucets
full ceiling height subway tiled backsplash

Bathrooms: heated underfloor heat in main floor master bathroom
& Laundry Fluid faucets
Acritec bathtubs
Ceramic tile floor and showers
Caroma vanity sinks and wall-mount toilets
Whirlpool® washer and dryer
custom wallpaper in powder room



Property Features: expansive outdoor patio with east exposure
walking distance to Mt. Doug Park and Broadmead Village
short drive to Mattick's Farm, Cordova Bay Golf Course and Elk/Beaver Lake
15 minutes to downtown Victoria, Victoria International Airport or BC Ferries



Measurements are approximate and information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy or completeness, we regret that because the information has been obtained from 3rd parties, Newport Realty is unable to guarantee its accuracy or completeness.

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