

922 Lawndale

FEATURES

- New custom home built 2003
- 2 x 6 construction
- Master bedroom on the main floor
- No step entry — easy wheel chair access (hence lower basement height)
- 9 ft ceilings on main floor
- Walk out garden access
- Patios front and back to enjoy morning and evening light West-facing back yard
- Dead end back lane way access to garage
- Veggie garden in back
- Immaculately maintained
- Non-pet house (for those with allergies)
- Please note that two rooms in the basement may be bedroom options but do not have windows. The larger of the two, currently a media room, would also need a closet installed.

RENOVATIONS SINCE PURCHASE

- All licensed contractors
- New kitchen and counters
- New appliances
- Basement renovation
- Master ensuite gutted and reno
- New toilets throughout
- Hot water tank 2018
- New inset lights on main
- New electric blinds with remotes
- Security system
- Phantom screen doors
- New locks, knobs, hinges on all doors
- New gutters
- New front and back patios
- New retaining wall in driveway
- New seven-zone sprinkler system
- New electric patio awning w/remote
- New fencing
- New roof on cottage

- Painted exterior with quality Farrow and Ball paint
- Main house roof maintained and treated
- Air filter system, recently serviced

SUITE

- Studio suite with simple kitchen rents for \$750/mo., utilities included. Mature, responsible, quiet tenant would like to stay. Perimeter drains serviced 2017

LOCATION

- Oak Bay border. Two blocks to Oak Bay Village, Red Barn Market, coffee houses, Pemberton Dog Park, easy walk to Margaret Jenkins Elementary and Gonzalez Bay beach
- Great schools. Margaret Jenkins Elementary, Monterey Middle, Oak Bay High. Two blocks to Glenlyon Norfolk School.
- 15 min walk to Fairfield plaza
- 3 bus routes
- Annual neighbourhood party 35 years running



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