

# 1215 Waters Edge Road

## Specifications

**Price:** \$1,885,000 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



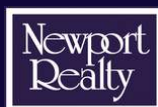
**Sylvia Therrien**

Personal Real Estate Corporation

Mobile: 250.888.6621

Tel: 250.385.2033

E-mail: [Sylvia@SylviaTherrien.ca](mailto:Sylvia@SylviaTherrien.ca)



1144 Fort Street  
Victoria, BC, Canada  
V8V 3K8

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**Cody Therrien**

Sales Representative

Mobile 778.678.2970

Tel: 250.385.2033

E-mail: [Cody@CodyTherrien.ca](mailto:Cody@CodyTherrien.ca)



# 1215 Waters Edge Road

## Specifications

**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 3<sup>rd</sup> parties, Newport Realty is unable to guarantee its accuracy or completeness.

Jul0418



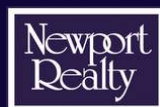
**Sylvia Therrien**

Personal Real Estate Corporation

Mobile: 250.888.6621

Tel: 250.385.2033

E-mail: [Sylvia@SylviaTherrien.ca](mailto:Sylvia@SylviaTherrien.ca)



1144 Fort Street  
Victoria, BC, Canada  
V8V 3K8

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**Cody Therrien**

Sales Representative

Mobile 778.678.2970

Tel: 250.385.2033

E-mail: [Cody@CodyTherrien.ca](mailto:Cody@CodyTherrien.ca)

