4475 Grace Court Price $1,149,900

Fabulous Gordon Head Location
Bright & Sunny Family Home
Meticulously Updated and Maintained

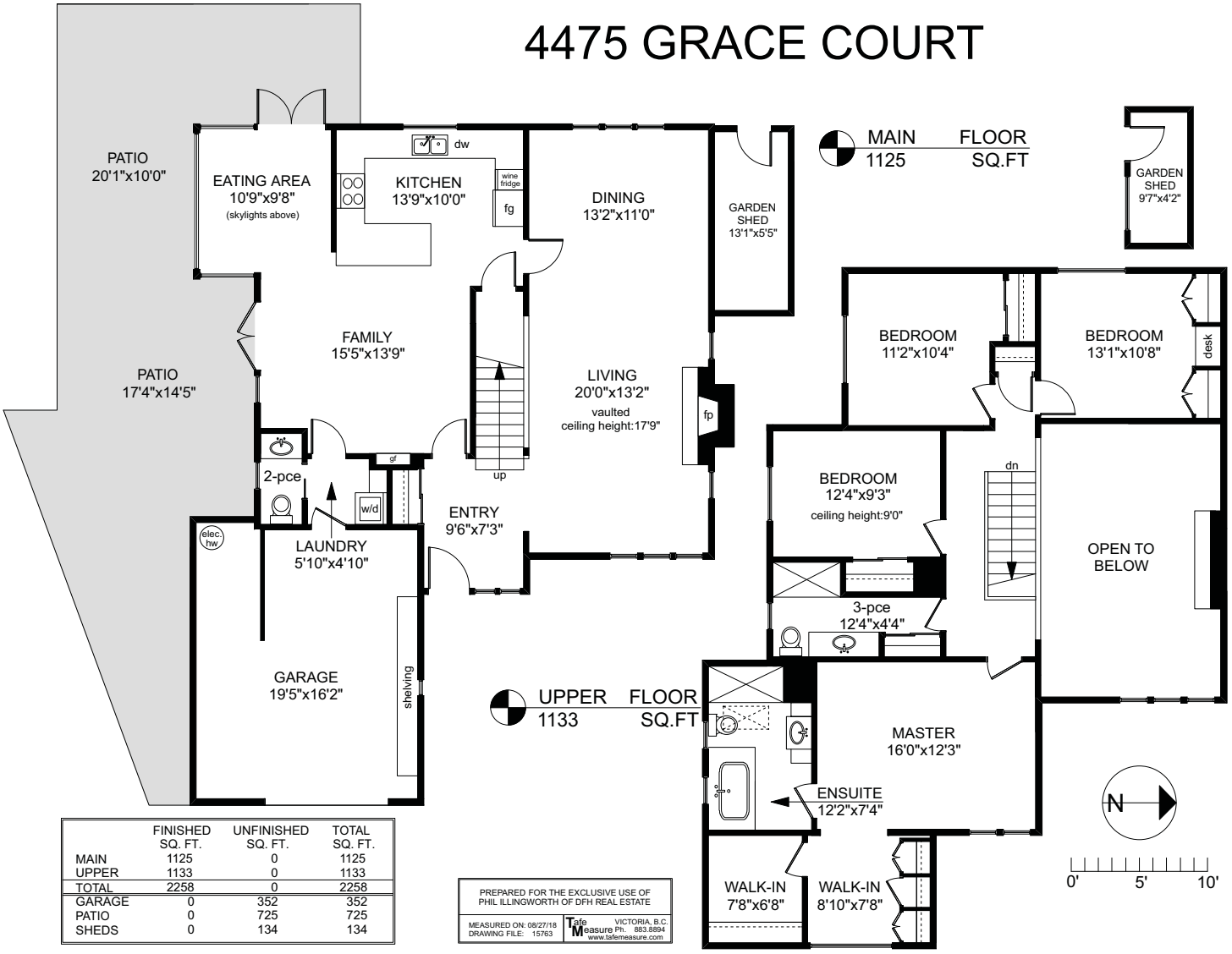
Photos, Links & More
www.MyVictoria.ca

3D SHOWCASE

Brilliant Sunlight Everywhere

4 Bedrooms - 3 Fabulous Bathrooms

Resting at the end of a tranquil cul-de-sac, this meticulously maintained and updated 4 bedroom home is waiting for your family to move in. Step through the entry hall to a brilliantly bright world of high ceilings, floor to ceiling windows, grey oak floors and 20 ft. stone gas fireplace. Entertain in the formal dining room or enjoy casual meals at the eating bar in the kitchen/family room. The ultra-modern kitchen featuring quartz countertops, custom cabinets, top of the line stainless steel appliances and wine cooler will delight the most discriminating gourmet chef. The family room offers easy access to the sunroom as well as the large patio and beautiful private south facing garden beyond. Powder room, laundry and spacious garage complete the main level. Up you will find four good sized bedrooms including the master with walk in closet and spa like ensuite featuring heated floors, towel warmer, Bain Ultra air massage tub and 2 person shower with 3 separate shower heads. The second bathroom offers, steam shower with LED shower control panel, with rain head, body sprays and handshower, towel warmer and heated floors. Fabulous location, easy walking distance to all levels of schools and close to Mount Doug Park & Beach. Full list & photos of the too numerous to mention upgrades and deluxe features online. Call today for your private showing of this immaculate family home. Virtual tour, high resolution photos, maps and more www.MyVictoria.ca



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1125	0	1125
UPPER	1133	0	1133
TOTAL	2258	0	2258
GARAGE	0	352	352
PATIO	0	725	725
SHEDS	0	134	134

PREPARED FOR THE EXCLUSIVE USE OF PHIL ILLINGWORTH OF DFH REAL ESTATE

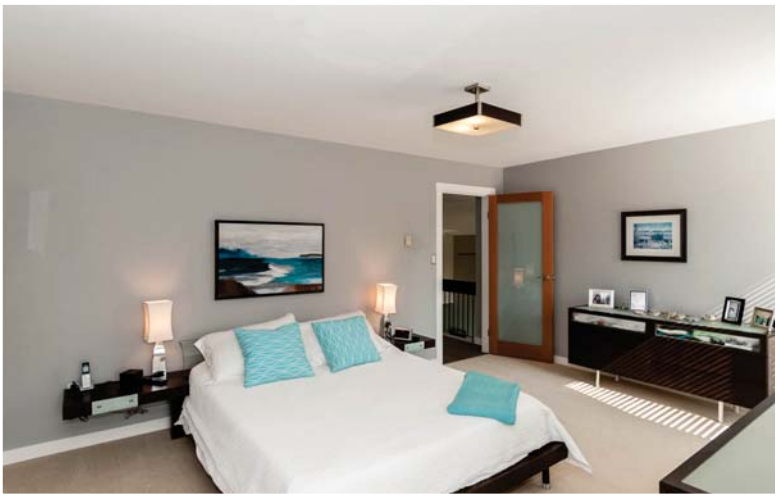
MEASURED ON: 08/27/18
DRAWING FILE: 15763

Tape Measure VICTORIA, B.C. Ph. 883.8894 www.tapemeasure.com

Great for Family Living or Entertaining

Your New Home Features

MLS® Number	400643	Bedroom	4
Finished Area	2,258 sq. ft.	Bathrooms	3
Year Built	1979	Parking	Driveway & single garage
Taxes 2018	$4,090	Elementary School	Torquay Elementary
Lot Shape	Irregular	Middle School	Gordon Head Middle
Lot Area	6,200 sq. ft.	Secondary School	Lambrick Park Secondary
Municipality	Saanich	Features	South facing private patio and delightful garden



All Upgrades to The Highest Standards

Exterior:
•In ground sprinklers
•Underground power in the neighborhood
•New interlocking driveway and deck 2014
•New Roof approx. 8 years ago
•New paint outside July 2018
Interior:
•Valor gas fireplaces family room & living room
•Engineered Oak flooring installed 2016
•Solid Fir custom interior and exterior doors throughout, by Oakridge Windows and Doors
•Baldwin Estate door hardware.
•Entry Door Baldwin Mortice Lock
•Hot water tank approx. 5 years old.
•Custom millwork by Jason Good Custom Cabinets Family Room and Master Bath
Kitchen:
•White quartz countertops,
•Franke Professional Series double u/m sink,
•Delta Trinsic faucet (new),
•water filtration system,
•undermount counter compost bin
Ensuite:
•Hansgrohe Pharo shower panel with rainhead, handshower and bodysprays,
•Hansgrohe Axor Thermostatic Valve and rain head and individual wall mount shower head.
•heated floor Nu heat and Amba Quadro heated towel warmer
•Toto one piece Eco Supreme
•TV in regular mirror.
•Custom built inTub is Bain Ultra air masseur
Second Bathroom:
•Hansa LED shower panel, with rain head, body sprays, and handheld shower head.
•Steam unit MR. Stream and shower seat
•Nu Heat heated floor and Amba Sirio heated towel warmer.
•Kohler Cimmeron one piece toilet

In Your New Neighbourhood

Just steps to:

- Shopping – Tuscany Village, University Heights Shopping Centre, Broadmead Village Shopping Centre Or Cadboro Bay Village
- Recreation –Mount Doug Beach & Park, Balmacra Beach, Tyndall Park, Gordon Head Recreation Centre
- Schools - Torquay Elementary, Gordon Head Middle, Lambrick Park Secondary plus easy access to University of Victoria

Or a short bike ride or drive to:

- Downtown Victoria, Inner Harbour, Cedar Hill Recreation, Cedar Hill Golf Course, Galloping Goose Trail, Elk Lake and more.

Great Family Home & Street

DFH REAL ESTATE LTD

Be sold on expertise.

I'M LOCAL
I'M GLOBAL™

LeadingRE.com

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