

563 Carnation Place

\$439,900



A Victoria Best Value Offering
4 Beds - 2 Baths + Full Basement
Convenient Location - Family Complex



DFH
REAL ESTATE LTD

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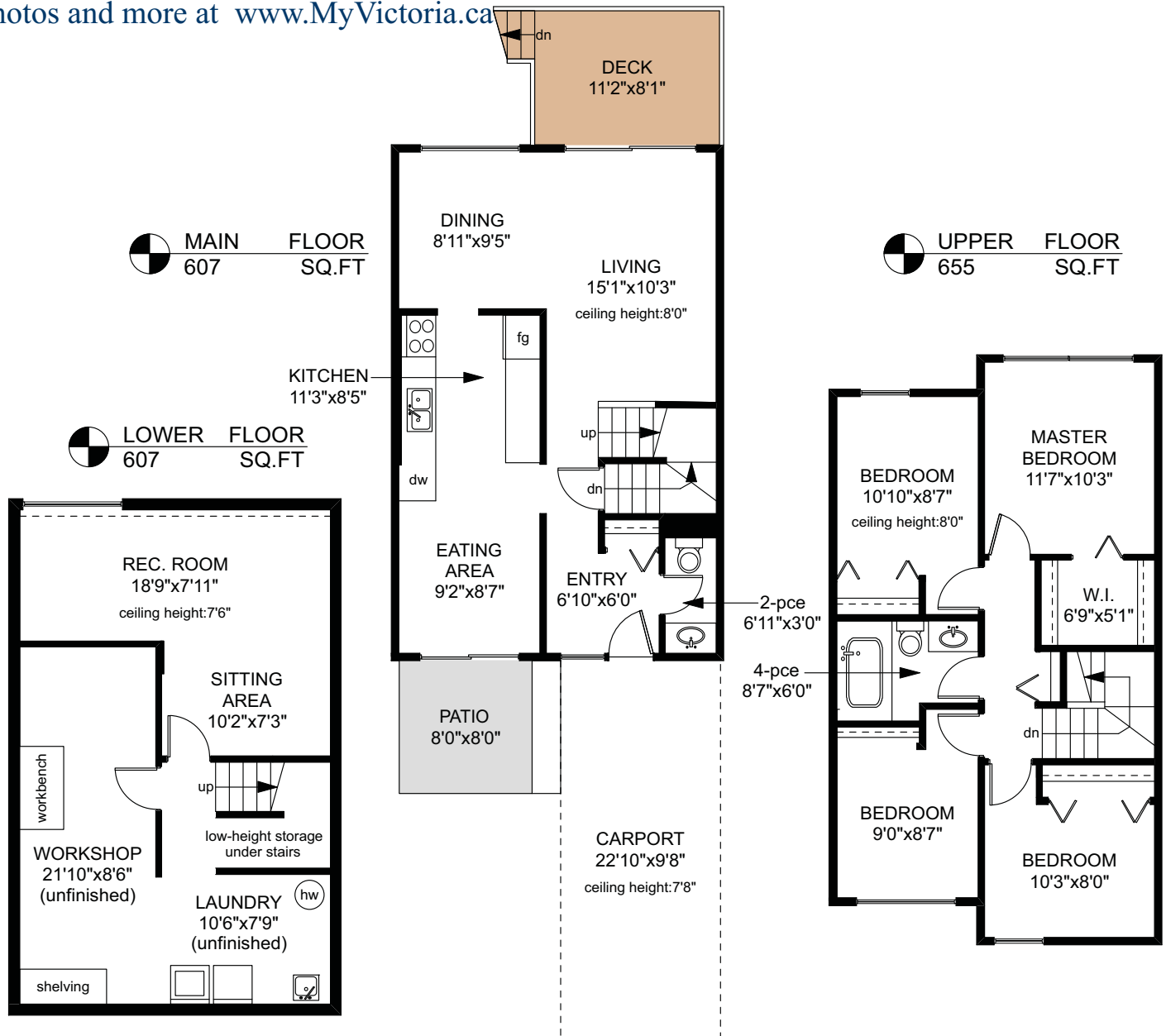
LeadingRE.com

PHILIP
ILLINGWORTH
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www.MyVictoria.ca

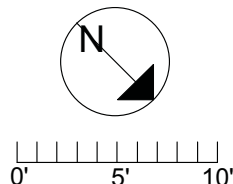


Great Family Complex

This wonderful 4 bed 2 bath townhouse combines superb value and great family accommodation. Conveniently located in the Tillicum area, this family friendly complex offers a pool, clubhouse, play areas, daycare and garden plots. The main level features bright kitchen with eating nook, formal dining room, large living room & powder room. Up you will find 4 bedrooms, including master with a large walk-in closet as well as a full bathroom featuring jetted soaker tub. Lower level offers laundry, family room and space to add a third bathroom plus an office or bedroom. Enjoy the sun with your morning coffee on the east facing patio off the kitchen and barbecues on the west facing deck. The high efficiency heat pump supplies heat in the winter and air conditioning all summer long. Great location near nature trails, schools and shopping. Pets and rentals are welcome. Call now! Floor Plan, virtual tour below. Floor plan, maps, walk score, photos and more at www.MyVictoria.ca



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	607	0	607
UPPER	655	0	655
LOWER	238	369	607
TOTAL	1500	369	1869
DECK	0	90	90
PATIO	0	64	64
CARPORT	0	221	221

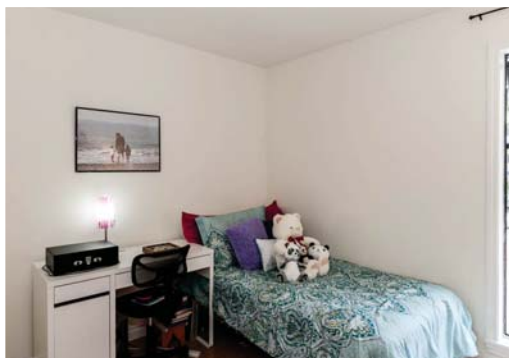
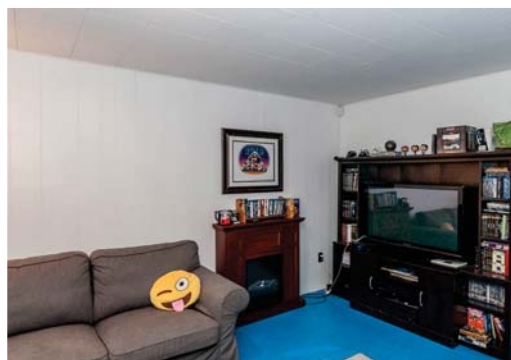


PREPARED FOR THE EXCLUSIVE USE OF PHILIP ILLINGWORTH OF DFH REAL ESTATE	
MEASURED ON: 06/05/18 DRAWING FILE: 17190	Tafe Measure Ph. 883.8894 www.tafemeasure.com

MLS® 393852
 Finished Area 1,500 sq. ft.
 Strata Lot 1,869 sq. ft.
 Year Built 1975
 Taxes 2017 \$1,911
 Monthly Strata Fee \$415.13
 Features Blinds on all windows
 Exterior hall & entry
 Wonderful master suite

Elementary
 Middle School
 High School
 Parking
 Storage
 Rentals
 Age Restrictions
 Barbecues
 Pets

Mckenzie
 Glanford
 VSpectrum
 Covered 301 - LCP
 Large - in front of parking LCP
 Unrestricted - see bylaws
 None - see bylaws
 Allowed - see bylaws
 1 dog or 1 cat - see bylaws



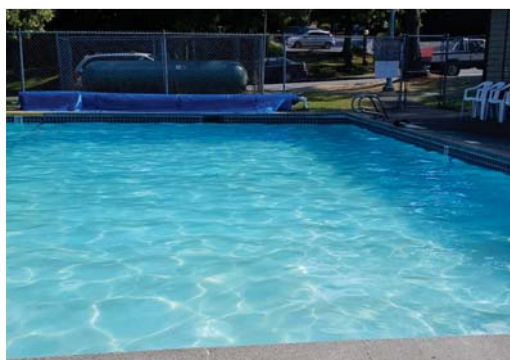
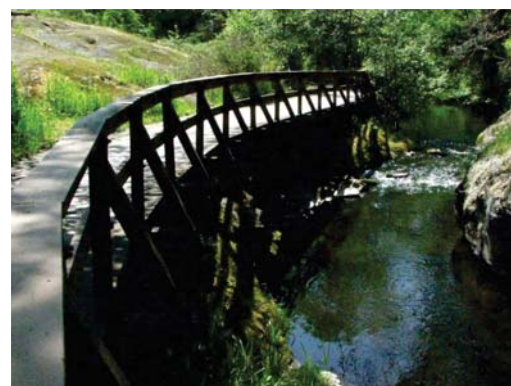
In Your New Neighbourhood

Just a short walk or bike ride to:

- ❖ Explore Panama Flats, Hill and Pond
- ❖ Stroll along the Colquitz River Park Trail
- ❖ Play at Hyacinth Park or visit Cuthbert Holmes Park
- ❖ Easy access to the Galloping Goose & Lochside Trails

Just a short drive to:

- ❖ Tillicum Centre - Safeway, London Drugs, Target, Old Navy, Home Outfitters, numerous restaurants & much much more.
- ❖ Uptown Centre - over 850,000 sq. ft. of retail, office and restaurant



Avoidable Family - 4 Beds on 1 Floor



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