

3219 LINWOOD AVENUE



Great value and a very convenient location!

Open House Every Weekend from 2 P.M. to 4 P.M.

This new, 2200 square foot character conversion is ideal for those who want bright, open spaces and plenty of room for entertaining.

This home is situated on an elevated private lot featuring southwest vistas, and enjoys an abundance of natural warm sunlight.

The main floor features a beautiful spacious farmhouse style kitchen which opens up to very bright eating area, a huge 18 X 18 living room, 2 bedrooms, 2 baths and a fabulous office/den with views.

The upper floor hosts a spectacular master suite with sitting area, a huge 5 piece spa-like ensuite, and a small room which could be used for storage or children's play area.



ROB CVITANOVIC

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Salient Facts and Details

3219 Linwood Avenue

	Main Floor 1498 square feet	Upper Floor 709 square feet
Entrance	10 x 7	
Living Room	18 x 18	
Dining Room	16 x 10	
Kitchen	16 x 10	
Master Bedroom		17 x 13
Bathroom	2 piece 4 piece	5 piece ensuite
Bedrooms	11 x 11 12 x 11	
Den	14 x 10	
Storage		8 x 6

Conveniently located-within walking distance-to bus routes, schools, shopping, banks and medical centres... Why would you use a vehicle?

District: Saanich East

Map Area: Quadra

Bedrooms: 3

Bathrooms: 3

Year Built: 2008

Taxes: Yet to be determined

Strata Fees: \$139/month

Units in strata: 4

Heating: Electric Baseboard

Roof: Asphalt Shingle

Exterior Finish: Stucco & Wood

Foundation: Poured Concrete

Lot Size: 3750

Warranty: 2-5-10 builder warranty

GST: None



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KELLER WILLIAMS
 REALTY