



This Listing Information has been provided to you by:

## Mark Shepard



Office Phone: **385-2033**  
 Office Fax: **385-3763**  
 Home Phone: **(250) 385-2033**  
 Home Fax: **(250) 385-3763**



**NEWPORT REALTY**  
 Fairfield Rd, Victoria, BC, V8V 4W3, V8V 4W3

ML No	<b>258090</b>	Address	<b>2921 EARL GREY ST</b>	Unit		Bedrooms	<b>3</b>	Current Price	<b>459,900</b>
Status	<b>Active</b>	District	<b>Saanich West</b>	PC	<b>V9A 1W5</b>	Bathrooms	<b>1</b>	Original Price	
Type	<b>Single Family</b>	Area	<b>SW Gorge</b>			Year Built	<b>1932</b>		
Zoning	<b>Residential</b>	Complex				SqFt Fin	<b>1,779</b>	Uncon Date	<b>DOM</b>
Style	<b>Character</b>			Ph	Tenant Ph	SqFt Unfin	<b>132</b>	Sale Price	
Constrct	<b>Insulation Ceiling, Windows Vinyl, No Bldg Warranty</b>					Title	<b>Freehold</b>	Taxes \$	<b>2,502</b> For Year <b>2008</b>
Exterior	<b>Stucco</b>					Assessment	<b>\$418,000</b>	PID No.	<b>000-943-002</b>
Roof	<b>Asphalt Shingle</b>			Elementary School	<b>61 Craigflower</b>	Legal Desc.	<b>Section 11/12.</b>		
Foundtn	<b>Concrete Poured</b>			Middle School	<b>61 Colquitz</b>	Lot	<b>15</b>	Block	<b>R</b> Sec <b>57</b> Plan <b>860</b>
Drive	<b>Concrete</b>			High School	<b>61 Spectrum Comm.</b>	Fireplaces	<b>Living Rm</b>	No.	<b>1</b>
A. Accom	<b>Addl Accomodation Potential</b>			Fin Opt	<b>Buyer To Fin</b>	Basement	<b>Finished - Fully</b>	Hght	<b>6'5</b>
Heat/Air	<b>Forced Air</b>			Water	<b>City/Munic.</b>	Parking	<b>Garage Single, Driveway, RV,</b>	Spes	<b>3</b>
Fuel	<b>Gas</b>			Waste	<b>Sewer/Municipal</b>				

Room Sizes rounded to nearest ft. [Main <b>Level 2</b> ]					Lot Info	Width <b>50</b>	Depth <b>115</b>	Strata Information	
Floors	Level 1	Level 2	Level 3	Other	SqFt	<b>5,750</b>	Acres	<b>0.13</b>	Lot Size
					Shape		Y. Faces	<b>E</b>	In Complex: Units
Total SqFt	<b>808</b>	<b>991</b>			Features			In Building: Units	Lvls/Unit
Entrance		<b>4x12</b>			Assess Incl			Mthly Asses	Bldgs
Living		<b>16x14</b>			Shared Amen			Managed by	Floors
Dining		<b>8x7</b>			Appliances	<b>Dishwasher, F/S/W/D</b>			
Kitchen		<b>10x11</b>			Interior Features	<b>Blinds, Breakfast Nook, Eating Space, Flrs/Wood</b>			
Mast BR		<b>12x10</b>			Exterior Features	<b>Fenced Yard/Full</b>			
Bathroom		<b>4pc</b>			Special Info				
Bedroom	<b>11x7</b>	<b>11x10</b>							
Family	<b>19x10</b>								
Office	<b>9x8</b>								
Living-Addl.	<b>10x6</b>								
Deck		<b>12x4</b>							
Deck		<b>8x8</b>							
		<b>11x10</b>							

**Open Saturday 2-4 PM Classic 30s character right from the pages of an interior design magazine. Attention to detail make this home shine. Wainscoted entry, rich chocolate stained oak flooring, arched wood burning fp, coved ceilings & warm tones give the home a soothing feel. The ktch offers cream shaker style cabinetry, oversize moldings, subway tiling, ss appliances, pot & pendant lighting. The spacious pantry offers a breakfast bar with views to the garden opening to the tiered deck & stunning rock patio, surrounded by blossoming gardens. Downstairs offers a large family/rec room with adjoining office area. Martha would feel right at home here. Ask about the numerous improvements with over \$40,000 spent. Mint condition**

Listing Office	Coop Agt Comm	<b>3%100K + 1.5%Bal</b>	Entered	<b>2009/01/29</b>	Listed	<b>2009/01/29</b>
Co-List Office	Possession	<b>Upon Completion</b>	Changed		Expires	
Listing Agent	Agent Information					
Co-List Agent						

Board Information

Showing Instructions

Directions  
 Phone For Appt. Lock Box Location

## What we like about living here:

- The location within the city is great as its quick to downtown (5 minutes), northbound Trans-Canada (2 minutes), Langford's big box stores, and across town. Neighbour rides bike to work everyday, only about 20 minutes to Empress along Galloping Goose trail.
- Earl Grey St. is very friendly and has lots of families, and holiday activities (busy Halloween street party, lots of Christmas Lights, Summertime street long Garage Sale)
- It's been fun and rewarding investing in this house...every inch of it.
- Gorge Waterway has 3 parks you can walk to. Great places to stroll with a dog.
- Very convenient shopping close by at Tillicum Mall (Safeway), Gorge Plaza (Fairway) and Admirals Walk (Thrifty's). Between these three there is every types of services, restaurants and retail.
- Pearks Recreation Center and Library are at Tillicum Mall. Plus SilverCity Theatres.
- Warm backyard morning through afternoon in the summer.
- Beautiful Garry Oak in backyard and nice full garden (in summer)
- The great Deck and Patio...great for entertaining

### Items to stay with house:

- Blinds            2 Bookcases/cabinets in LVR
- Fridge            Range
- Microwave    Dishwasher
- Washer          Dryer
- Electric Fireplace
- Backyard cabin



*We bring significant real estate and business experience to the table. Mark's technical expertise and Karin's attention to detail blend to provide a formidable marketing force. Our success comes from understanding our client's needs, our expert negotiating skills and most importantly our shared desire to succeed. Please call with any questions you may have. [www.realtyvictoria.ca](http://www.realtyvictoria.ca)*



*Karin Barlow & Mark Shepard*

*Newport Realty*

*250-385-2033*