

This is a property at Meadow Park Lane * please see listing data attached below
That sold in March 2010.

It is almost an identical plan ...we started with the same blue print, Victoria Design did both our houses.

Meadow Park Lane has a crawlspace where 1111 Tulip Ave was excavated and a fully appointed daylight/full height basement was constructed to accommodate a full sized professional office space that is easy converted to a separate suite.

The kid's bedrooms and main bathroom (2 sinks) upstairs have been substantially enlarged in the 1111 Tulip Ave plan. * compare measurements

Meadow Park Lane's garage was larger and thus the area above it was converted to a compact 2 BR suite over the garage.

When we both originally listed these properties, Meadow Park's owner and I believed that 1111 Tulip Ave, sell at \$50-\$75,000 more than Meadow Park Lane.

1111 Tulip Ave has wood windows, concrete fireplace and counter top, and Bricklock driveway, pathways and patios all the way around the residence and two 32 foot covered porches.

The extensive landscaping and exterior details are all added expenses/features that Meadow Park did not offer.

1111 Tulip Ave also is heated by high efficiency gas furnace & heat pump.

Air conditioning via Heat Pump too.


Meadow Park had no such system installed.

Sound system speakers are in the ceilings (outside in soffits too)

Prewired for Hot Tub (* see landscape walls beside the heat pump)

Family room above garage has pre-wiring in for Home Theater

· Both homes have sprinkler/irrigation systems and security alarm systems

| | | |
|---|---|--|
|  | 104 Meadow Park Lane | |
| | District View Royal Area VR Hospital Type Single Family Style Arts & Crafts Taxes \$4,404 (2009) Assessment \$889,000 MLS# 275202 Year Built 2004 Postal Code V9B 6N1 Strata Fees | Status Unconditional Upon Completion Possession \$1,099,000 Current Price \$1,099,000 Original Price Sale Price \$1,099,000 Date Uncon 2010/03/31 Date Sold 2010/03/31 DOM 9 |

| Interior | | Features | |
|------------|--|------------|----------------------------------|
| Bedrooms | 5 Finished Sqft 4,008 | Heat/Air | Forced Air, Gas Fireplace |
| Bathrooms | 4 Unfin. Sqft 1,854 | Fuel | Gas |
| Ensuite | 1 Bsmt Height | Elementary | 61 Eagle View |
| Basement | Full, Finished - Not, Crwl Space | Middle | 61 Colquitz |
| # of | 2 | High | 61 Spectrum Comm. |
| Fireplaces | | | |
| Fireplaces | Family Rm, Living Rm, Natural Gas | | |

Exterior **Cement Fibre Siding**
 Roof **Fibreglass Shingle**
 Construction **Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Windows Thermo, Bldg Warranty**
 Foundation **Concrete Poured**
 Appliances **Central Vac/Equip, Dishwasher, Dryer, Fridge, Garborator, Gas Oven/Range, Microwave, Washer, Garage Door Remote Control, Range Hood**
 Interior Features **Blinds, Breakfast Nook, Ceil Vaulted, Closet Organizer, Dining-Living Combo, Eating Space, Family Room on Main Floor, Flrs/Tile, Flrs/Wood, French Doors, Laundry Area, Screens, Skylights/Light Pipe, Soaker Tub, W/W Carpet, Wndw/Bay**

| Dimensions | | | | | Lot & Exterior Features | | | |
|---------------|----------------|----------------|----------------|--------------|-------------------------|--|-------------|------------------------|
| Levels | Level 1 | Level 2 | Level 3 | Other | Lot Area (Acres) | 0.33 | Width (Ft) | 90 |
| Floor Area | 1,994 | 1,258 | | 756 | Lot Area (SqFt) | 14,532 | Depth (Ft) | 148 |
| Entrance | 12X7 | | | | Rear Faces | S | House Faces | N |
| Living | 15X14 | | | 12X11 | House Faces | N | Lot Shape | Rect. |
| Dining | 17X12 | | | | Water | City/Munic. | Waste | Sewer/Municipal |
| Kitchen | 15X22 | | | 12X11 | Site Influence | Level, Private, Rocky, Serviced, Sloping, Treed, Reg Bldg Scheme | | |
| Mast Bdrm | | 15X15 | | 14X10 | Parking | Garage Double, Covered Parking Attached | | |
| Bathroom | 2PC | 4PC | | 4PC | Outdoor Features | Balcony/Deck, Fenced Yard/Part, Landscaped, Patio, Porch, Sprinkler Underground | | |
| Family | 20X17 | | | | | | | |
| Office | 12X12 | | | | | | | |
| Exercise | 12X12 | | | | | | | |
| Laundry | 10X10 | | | | | | | |
| Ensuite | | 5PC | | | | | | |
| Bedroom | | 12X12 | | 10X9 | Lot | 8 | Dist | 62 |
| Bedroom | | 12X11 | | | Block | | Plan | VIP72720 |
| Garage | 31X21 | | | | Zoning | Residential | Sec | 6 |
| Deck | 44X17 | | | | Title | Freehold | | |
| | | | | | Legal | | | |
| | | | | | Add. Accom | Add Accomodation Existing | | |

If you're looking for a truly special home, then you've found it! On a quiet street, this 2004 custom built residence shows beautifully & is set on a gorgeous southfacing .33 acre lot (88ft of frontage).When, you step inside this 4000 sq ft 5 bdrm Arts & Crafts style home, you'll appreciate the light & the great layout. Feat.incl.maple hw flrs, a huge gourmet kitchen with maple cabinets, granite, s/s appliances, the family room has vaulted ceilings,skylights & a river rock gas fp, there's also a lovely formal dining & living rm. The Mstr bdrm is impressive with a dream closet & a deluxe ensuite with a steam shower & soaker tub. There's also a bright 2 bdrm suite above the garage. Plus, a huge deck, patio and too many other features to list.

Seller **Kami Norman** Commission **3%100K + 1.5%B**
 Phone For Appt. **(250) 477-5353** Lockbox Location **Front Door**
 Agent Info **Lbx, Call LS 1st, Tenant Occ, Site Survey, Floor Plans Available, Solicitation OK, LS Searched Title**
Call Kami For Appointments. Suite Is Tenanted And Requires 24 Hours Notice.(Rented For \$1200.00/ Month Including Utilities).Mstr Bdrm Curtains Are Excluded. Any Offers Will Be Dealt With On Wednesday Night March 24, 2010. Listing Agent Is The Seller.
 Showing Instructions **Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo**
 Board Information **Off Burnside Rd. West**
 Directions

| Office/Salesperson Name | Phone | Fax |
|---|-----------------------|-----------------------|
| Listing Office ROYAL LEPAGE COAST CAPITAL - CHATTERTON | 477-5353 | 477-3328 |
| Co-List Office | | |
| Listing Slsp1 Norman, Kami | (250) 477-5353 | |
| Listing Slsp2 | | |
| Selling Office RE/MAX CAMOSUN | 744-3301 | 744-3904 |
| Selling Slsp1 Crozier, Guy | | (250) 744-3301 |

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