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|  | 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 Fireplaces | 2 | High | 61 Spectrum Comm. |
| 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 |

MLS® 275202

