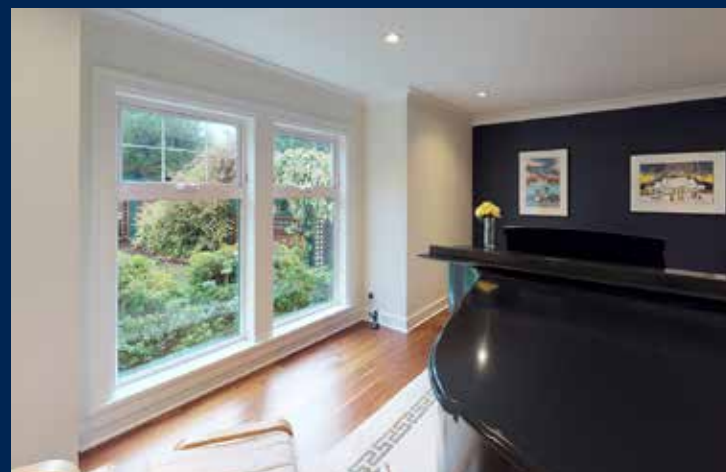


3704 Arbutus Ridge



Executive Ten Mile Point Elegance!

Located in Prestigious Ten Mile Point, Victoria BC... close to UVIC, Camosun College and all amenities, we are proud to offer this elegant Executive Residence available for a limited time. Situated on a rare Half Acre South-Facing Secret Garden, just a stone's throw from parks and the beach. Perfect for a large family with 5 bedrooms and 5 baths including 3 en-suites and 3 walk-in closets. The dramatic two-storey entry with walnut flooring will be love at first sight for your guests! This traditional yet modern plan features a lovely study opposite an elegant formal living room, and a perfect layout with a circular flow for entertaining. Two stately staircases lead to a coveted inclusive bedroom layout plus craft room, and a HUGE Master Suite (the ultimate oasis get-away) and descends either to the family room with crackling gas fireplace, media room, or gourmet chef's kitchen with spacious walk-in pantry and custom center island. Banks of windows and Patio doors open from these rooms to lavish sun-washed decks, and a paradise of level private lawn, majestic trees and playhouse/shed. Virtually NEW after a stunning stem-to-stern rebuild with a final building occupancy permit, the coveted address is complete with seismic upgrades, new electrical, heating... the WORKS! Check out the quality building specs, and be IMPRESSED.

Call now to book your showing and start your New Year, and Beautiful Life right.



**MARILYN
BALL**

Marilyn Ball
Engel & Völkers Vancouver Island
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Main Floor



Second Floor

Gross External area FI 1:2306 FI 2:2712

Total: 5017

GROSS INTERNAL AREA

FLOOR 1: 2300 sq ft, FLOOR 2: 2597 sq ft

EXCLUDED AREAS: GARAGE: 454 sq ft

TOTAL: 4897 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

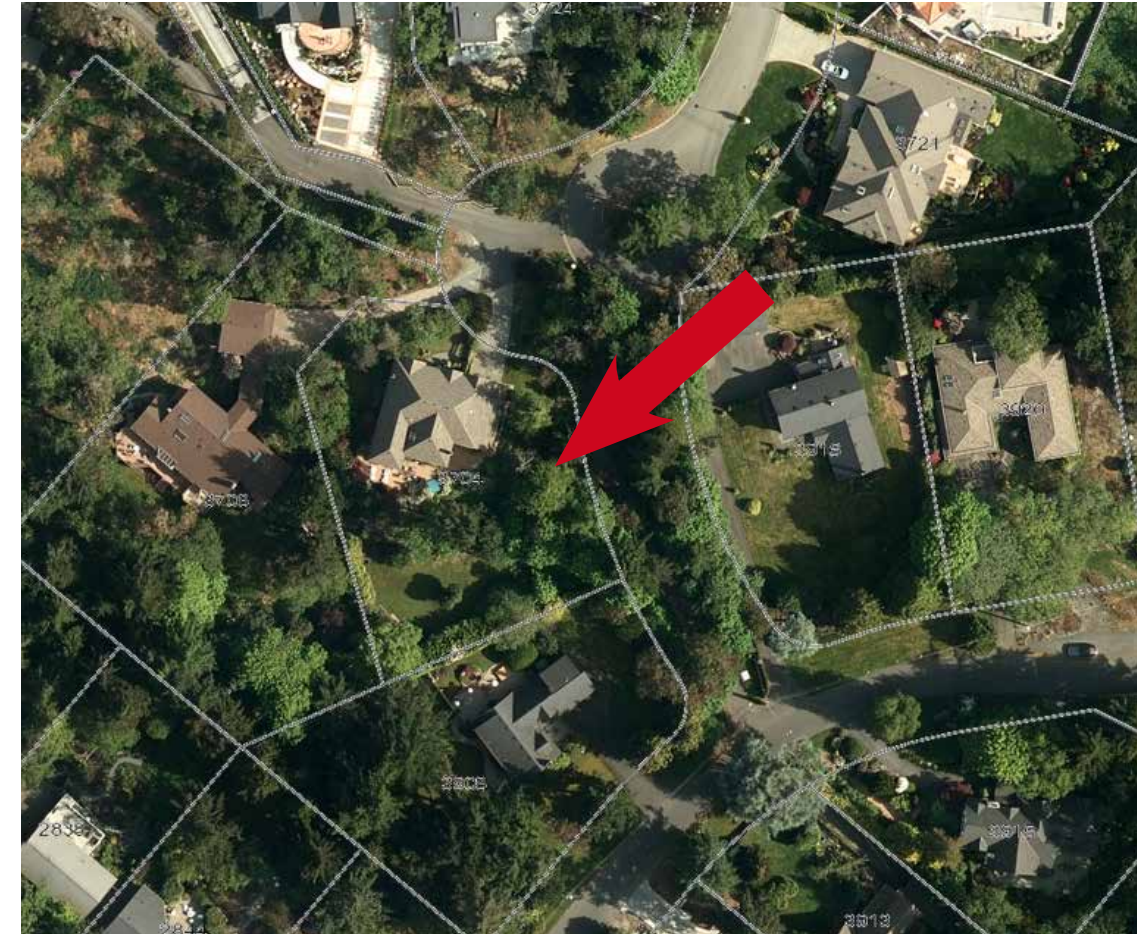


Statistics

MLS	402368
District	Saanich
PID	000-080-217
Plan	VIP40157 , Lot 7, LD 57, Sec 44
Taxes	\$9,962
Approx. Lot Size	0.55 acres
House Area (Sq.Ft.)	4,897 ft ²
Main Level	2,300 ft ²
Upper Level	2,597 ft ²
Unfinished	454 ft ²

Bedrooms	5
Bathrooms	5
Kitchens	1
Flooring	Wood, tile, carpet
Heating/Air	Radiant flooring, Heat Recovery, Hot Water
Fuel	Electric, Natural Gas
Fireplace	2
Exterior Finish	Stucco
Roof	Fiberglass shingle
Parking	Two car garage
Water	Municipal
Waste	Sewer

Neighbourhood Lot Plan



All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Engel & Völkers Vancouver Island, or its agents. If information is important, please acquire an independent verification. This publication is protected by copyright - Marilyn Ball ©2019