



Marilyn Ball
 Presenting the Fine Art of Marketing
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**69 Tetavut Rd
 CS Hawthorne ~ V8M 2H4**

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,170
Bth 4Pce: 1 **Unfin SqFt:** 376
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** 3' / Crawl Space
Ens 4+Pce: 0 **FP Feat:** Electric, Living Room
App Incl: Dishwasher, F/S/W/D, Freezer, Garburator, Microwave
Intr Ftrs: Dining/Living Combo, Soaker Tub, Workshop

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12x9
Dining Room	Main	12x10
Ensuite	Main	3-Piece
Entrance	Main	6x5
Kitchen	Main	12x10
Laundry	Main	10x6
Living Room	Main	12x19
Primary Bedroom	Main	14x12
Walk-in Closet	Main	6x5
Garage (Unfin)	Main	20x17
Patio (Unfin)	Main	19x12

Listing Summary

MLS@: 908799 **List Price:** \$519,000
Status: Active **Orig Price:** \$519,000
Sub Type: Manu **Sold Price:**
DOM: 3 **Pend Date:**
Taxes: \$1,701 **Strata Fee:** \$705
2022 Asmt: \$547,000 **Title:** Leasehold

Remarks

Enjoy the EASY LIFE in this 2 bed/2 bath Charming Rancher in sought-after Hawthorne Village - a caring community. This Pristine home was prefabricated and built on a concrete foundation in a lovely well-cared for community. Excellent open floor plan with bright kitchen and appliances, newer laminate floors, spacious Primary bedroom with ensuite and walk-in closet, large living room with cozy fireplace. Updates include a newer roof, and Heat Pump for worry-free heating and cooling. There's a bonus crawlspace, large utility room, and double garage/workshop with a wide driveway out front for extra parking. The fenced backyard offers a patio for gracious entertaining with mature trees, lovely garden beds, and grass for your pets. The monthly fee includes water, sewer, garbage collection, pad fee, and best of all - No Land Transfer Tax applies! Your new home is close to the Oceanfront, transit, and minutes to beautiful Sidney, Saanichton, the ferries, and YYJ Int'l Airport - See it soon!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,170	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2004 **Lgl NC Use:**
Oth Equ:
Const Mt: Aluminum Siding, Insulation: Walls
Ext Feat: Fencing: Full, Garden, Low Maintenance Yard, Sprinkler System

Frnt Faces: S **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Air Conditioning
Heat: Baseboard, Electric, Heat Pump
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss: No Step Entrance, Primary Bedroom

Lot/Strata Information

Prk Type: Driveway, Garage Double
Water: Municipal **Waste:** Sewer Connected
Lot Feat:
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am:

Lot Size: 4,018sqft / 0.09ac
Dims (w/d): 41 ft wide x 98 ft d
Waterfront:
View:
Services:
Rent Alld?: No Rentals: See Rules
Yng Ag Alld?: 55: A spouse can be younger. Younger people are we
Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
BBQs Alld?: Yes: See Rules.

Unit Incl:

