



Donald Ballard
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**1165 Robertson Blvd
PQ French Creek ~ V9P 2R6**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 4 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 2 **Fin SqFt:** 2,469
Bth 4Pce: 0 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 1 **FP Feat:** Gas
App Incl: Dishwasher, Dryer, Oven/Range Electric, Refrigerator, Washer
Intr Ftrs: Closet Organizer, Dining/Living Combo

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Bedroom	Main	13'0"x12'6"
Bedroom - Primary	Main	14'6"x15'0"
Dining Room	Main	10'6"x12'6"
Ensuite	Main	4-Piece
Great Room	Main	18'6"x18'3"
Kitchen	Main	12'0"x16'6"
Laundry	Main	6'4"x10'6"
Bathroom	Second	3-Piece
Bedroom	Second	13'0"x14'2"
Bedroom	Second	14'6"x15'1"
Garage (Unfin)	Main	23'6"x20'6"

Listing Summary

MLS@: 936085 **List Price:** \$1,369,000
Status: Active **Orig Price:** \$1,369,000
Sub Type: SF Det **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$0 **Strata Fee:**
2023 Asmt: \$398,000 **Title:** Freehold

Remarks

This stunning 2,469 sq/ft boasts 2 bedroom, 2 1/2 bathrooms on the main floor, with 2 bedrooms and a full bathroom upstairs. Open floor plan and features custom cabinets, soft close drawers, granite surfaces in this beautiful open kitchen. Soaring vaulted ceilings, top grade hardwood flooring and stunning floor to ceiling stone fireplace. Stamped concrete patio in the backyard and hardi-plank siding. The house is located in a beautiful neighbourhood, facing Morningstar Golf Course and views of Mount Arrowsmith. Projected completion late September 2023.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,864	605	0	0
Beds	0	2	2	0	0
Baths	0	2	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2023 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Stone
Ext Feat: Low Maintenance Yard

Frnt Faces: SW **Bldg Style:**
Bldg Warr: Yes
EnerGuide Rtg/Dt:

Cool: Air Conditioning
Heat: Heat Pump
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Prk Type: Garage Double **Lot Size:** 8,389sqft / 0.19ac **Dims (w/d):** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **View:**
Lot Feat: Adult-Oriented Neighbourhood, Central Location, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Near Golf Course
Complex: **Mgd By:** **Services:** Cable Available, Electricity Available, Natural Gas Cor
SqFt Balc: **StrLots/Cplx:** **Prk Total #:** 2 **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk LCP:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
Gnd/Top?: **Lvl/Suite:** **Str Lot Incl:** **Restrictions:**
Shrd Am: **Unit Incl:**

Agency Information

Licensee **Phone** **Office**
L: Donald Ballard* 250-951-1732 Macdonald Realty (Pkvl)
CL1:
CL2:
B:
CB1:
CB2:
Appt Ph: (250) 951-1732 **KeyBox/Bzzr:** N/A
Show Appts by Touchbase, Call Listing Agent ~~ Builder is a licensed Realtor. All measurements are approximate, please verify if
Reqs, Ag important. GST is not included
Info, Lic
Notes &

Coop Brok Fee: 3.5% on 1st 100K/1.5% on BAL

Sllr: Ballard Fine Homes Ltd.
Financing:
Fin Notes:

Possession: Negotiable
Listed: 2023/07/13 **Sold:**
Modified: 2023/07/13 **\$Chg:**