

## Property Full Property View

1165 Robertson Blvd French Creek BC V9P 2R6    MLS® 910139    \$1,395,000    Active



MLS® No: <b>910139</b>	List Price: <b>\$1,395,000</b>
Status: <b>Active</b>	Original Price: <b>\$1,395,000</b>
DOM: <b>2</b>	Sold Price:
List Date: <b>2022-07-20</b>	Pending Date:
Area: <b>Parksville/Qualicum</b>	Sub Area: <b>PQ French Creek</b>
Sub Type: <b>Single Family Detached</b>	Baths: <b>3</b>
Beds: <b>3</b>	Fireplaces: <b>1</b>
Kitchens: <b>1</b>	Lot SqFt: <b>8,276</b>
Parking: <b>2</b>	Lot Acres: <b>0.19</b>
Fin SqFt: <b>2,195</b>	Unfin SqFt: <b>0</b>
Title: <b>Freehold</b>	Storeys:
Strata/Pad Fee:	Year Built (Est): <b>2023</b>
Taxes: <b>\$1,631</b>	Tax Year: <b>2021</b>

	Lower	Main	Second	Third	Other
Fin SqFt		1,868	327		
Bedrooms		3			
Bathrooms		2	1		
Kitchens		1			

### Recent: 07/20/2022 : New Listing

This stunning 2195 sq/ft 3 bedroom, 2 bathroom on the main floor, has a bonus room and a full bathroom upstairs above the garage. 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 faces Morningstar Golf Course and Mount Arrowsmith.

#### Interior

Beds: <b>3</b> 2pc Baths: <b>0</b> 2pc Ensuites: <b>0</b> FinSqFt Total: <b>2,195</b>	Baths: <b>3</b> 3pc Baths: <b>2</b> 3pc Ensuites: <b>0</b> FinSqFt Main:	Kitchens: <b>1</b> 4pc Baths: <b>0</b> 4+pc Ensuites: <b>1</b> FinSqFt Aux:	Fireplaces: <b>1</b> 5+pc Baths: <b>0</b> Beds or Dens: <b>3</b> Layout: <b>Main Level Entry with Upper Level(s)</b> Storeys: Bsmt Hgt:
UnFin SqFt: <b>0</b> Laundry: <b>In House</b> Accessibility: FP Ftrs: <b>Gas</b> Heating: <b>Heat Pump</b> Intr Ftrs: Window Features: Appl Incl: Other Equipment:	SqFt Total: <b>2,195</b> Addl Accom:	Basement: <b>No</b> Bsmt Desc: <b>None</b> B&B?: Cooling: <b>Air Conditioning</b>	

#### Exterior/Building

Built (Est): <b>2023</b> Construction: <b>Frame Wood, Stone</b> Roof: <b>Asphalt Shingle</b> Bldg Style: Lgl NC Use: EnerGuide Rtg: Exterior Ftrs:	Front Faces: <b>Southwest</b> CSA Cert No: Waterfront: Sewer: <b>Sewer Connected</b>	Storeys: Foundation: <b>Poured Concrete</b> Access: EnerGuide Dt: MHR Number:
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#### Lot

Lot SqFt: <b>8,276</b> Restrictions: Park Type: <b>Garage Double</b> View: Water: <b>Municipal</b>	Lot Acres: <b>0.19</b> Waterfront: Sewer: <b>Sewer Connected</b>	Dimensions: Carport Spcs: <b>0</b> Services: <b>Cable Available, Electricity Available, Natural Gas Connected, Phone Available, Underground Utilities</b> Park Spcs: <b>2</b> Garage Spcs: <b>2</b>
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Lot Ftrs: **Landscaped, Marina Nearby, Near Golf Course, Quiet Area, Rectangular Lot**

#### Legal/Public Records

Assessed: <b>\$319,000</b> Jurisdiction: <b>Alberni Rural (769)</b> Zoning: PID: <b>008-411-344</b> Lot: <b>88</b> Legal Description: <b>Lot 88, Plan VIP45632, District Lot 29, Nanoose Land District</b>	Assess Yr: <b>2022</b> Zone Desc: <b>Residential</b> Roll No: <b>9205188</b> Block:	Taxes: <b>\$1,631</b> Title: <b>Freehold</b> Plan Number: <b>VIP45632</b> District Lot: <b>29</b> Land District: <b>33</b>
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#### Licensee Information

<b>Licensee Name</b> List: <a href="#">Donald Ballard*</a> Buyer:	<b>Phone</b> 250-951-1732	<b>Brokerage</b> <a href="#">Macdonald Realty (Pkvl)</a>	<b>Awd Split</b>
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Seller Name: **Ballard Fine Homes Ltd**

Seller Ph:

Solicitation OK?: **No**

Appt Ph:

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

Access Code:

Lckbx Loc: **N/A**

Licensee Notes: **Builder is a licensed Realtor. All measurements are approximate, please verify if important. GST is not included**

Directions:

Financing:

Possession: **Negotiable**

Terms:

Occupant:

Agent Info:

Showing Instructions: **Appts by Touchbase, Call Listing Agent**

*\*Personal Real Estate Corporation*

**Prices/Dates**

List Price: **\$1,395,000**

Sold Price:

Original Price: **\$1,395,000**

DoM: **2**

List Date: **2022-07-20**

Entered Date: **2022-07-20**

Change Date: **2022-07-20**

Offer Acceptance:

Sale Entry Date:

Pending Date:

Proj. Close:

Sold Date:

Status Chg: **2022-07-20**

Cancelled Date:

Withdrawn Date:

Expiry Date: **2023-01-20**

Assess/FinSqFt: **\$145**

Orig/FinSqFt: **\$636**

List/FnSqFt: **\$636**

Sld/FnSqFt:

Sell/List:

List/Assess: **4.37**

Sell/Assess:

LP Incl GST?: **No**

**Media/Miscellaneous**

Virtual Tour 1:

Virtual Tour 2:

Addnl Photos:

Feature Sheet:

Sales Brochure:

Sound Bite:

Foreign MLS® No:

Foreign Board:

Open Houses:

Legacy MLS® No:



Room Count: **13**

Finished Rooms					
Room	Level	Dimensions/Pieces	Room	Level	Dimensions/Pieces
Bathroom	Main	3-Piece	Laundry	Main	6'4"x10'6"
Bedroom	Main	10'8"x10'6"	Pantry (Finished)	Main	10'8"x4'0"
Bedroom	Main	10'8"x10'6"	Primary Bedroom	Main	13'6"x14'0"
Dining Room	Main	10'6"x12'6"	Bathroom	Second	3-Piece
Ensuite	Main	4-Piece	Bonus Room	Second	14'0"x12'0"
Great Room	Main	18'6"x18'0"			
Kitchen	Main	13'3"x14'8"			

Unfinished Areas		
Area	Level	Dimensions/Pieces
Garage	Main	23'6"x20'6"

Layout Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		1,868	327		
Bedrooms		3			
Bathrooms		2	1		
Kitchens		1			