

Presented by:
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Islands-Van. & Gulf, Keats Island Residential Detached
153 ESPLANADE RD, VON 1V0 **MLS# V785464** **Active**



List Price: **\$1,100,000**

Complex/Subdiv: **EASTBOURNE**

Frontage: 73.00 ft	Bedrooms: 4	PID: 010-892-818
Depth/Size: 118	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 9400.00	Full Baths: 1	Approx Yr Blt: 9999
Rear Yard Exp:	Half Baths: 1	Age at List Date: 999
Meas Type: Feet	If New GST Incl:	Tax Incl Utilities: \$2,605 (2008)
Flood Plain:	Zoning: SFD	

View: **Y - GORGEOUS OCEAN VIEWS**
 Serv. Connected: **Electricity, Septic, Water**

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 2
Construction: Frame - Metal	Parking Access:	
Foundation: Concrete Slab	Parking Facilities: Det.Grge/Carport, RV Parking Avail., Visitor Parking	
Exterior: Wood, Other	R/I Plumbing:	Dist to School Bus:
Rainscreen:	Dist to Public Trans:	
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood, Mixed, Tile	Seller's Interest: Registered Owner	Mortgage Info: \$0
Water Supply: Community	R/I Fireplaces:	Property Disclosure: Y
Heat/Fuel: Baseboard, Wood	Out Buildings:	
No. of Fireplaces: 1		
Fireplace Fuel: Wood		
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL 6472 LT 4 BLK 3 DL 1595 LD 37 **SUB-AREA-CORR****
 Amenities: **In Suite Laundry, Swirlpool/Hot Tub**
 Site Influences: **Waterfront Property, Rural Setting, Recreation Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Freezer, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Pantry, Storage Shed, Windows - Storm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'	Above	Bedroom	13' X 11'7			X
Main F.	Kitchen	16' X 12'						X
Main F.	Dining	14' X 8'						X
Main F.	Solarium	23' X 7'						X
Main F.	Pantry	7' X 6'2						X
Main F.	Den	13' X 12'						X
Main F.	Laundry	7' X 4'6						X
Above	Master Bedroom	15'4 X 12'4						X
Above	Bedroom	12'6 X 11'						X
Above	Bedroom	14' X 11'						X

Floor Area (SqFt):		Bathrooms:
Main Floor Area SqFt: 1,088	Total # Rooms: 11	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,088	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,176	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,176		8

Listing Broker(s): **RE/MAX Oceanview Realty**

Who wouldn't want to sit back and relax on their large wrap around deck and enjoy ocean views and breathe in the salty sea air? This island get-away is a destination people only dream about. Large 4/5 bedroom home with a fabulous gourmet kitchen, large 24' x 28' garage with unfinished 1344 sq ft loft above, to store all of your aquatic toys and much more. Enjoy the warmth of the hot tub while enjoying your favourite cocktail. Watch the cruise ships sail by while you remember the day and look forward to making new memories tomorrow. Bonus* Golf Cart for easy Island travel



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Keats Island

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\$ 1,100,000

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Lot Sz(Sq Ft): 9,400

Baths (F/H): 1 / 1

Type: House/Single Family

Fin Floor Area: 2,176

Style: 2 Storey

Approx Year Bilt: 9999

Parking: 5 / Det.Grge/Carport, RV Parking Avail.

Features: Clothes Washer/Dryer/Fridge/Stove/DW,Freezer, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Pantry, Storage Shed, Windows - Storm,

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