

Features of 8-500 Marsett Pl., Residence "Royal Pines"

MLS® No: 940587

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Near Schools, Broadmead + Royal Oak Village, Tuscany Village & Shopping Amenities, Commonwealth Rec Center, Elk Lake Trails and Golf!

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Exterior Features:

- Quality Built in 1994 and a 31 Unit Townhome Complex, one of the largest units
- On arriving- Enter down a laneway , turn right and up and around to Unit 8 tucked in a 31 Town Home Development.
- You are drawn into a quaint but elegant Town Home complex in a quiet setting near Elk Lake , access to walking trails & Commonwealth Recreation Centre and minutes to Broadmead & Royal Oak shopping centers.
- Front garden pleasant and a new hardscape garden left of the single Garage.
- Easy care front garden lawns cut & serviced by Strata & several guest parking spot provided in the general complex areas.

Interior House Features:

- 100 Amp Service and a gas line for BBQ's on the exterior deck wall.
- 1,924 Sq. Feet Interior space on 2 levels providing 3 bedrooms+ Den, 3 Bathrooms & large Hobby/Craft Storage Room in upper level.
- 2 Primary Bedrooms with Ensuite.
- In suite laundry in lower level.
- Newly renovated Gourmet Kitchen with Stainless steel appliances.
- Lovely Bay window in kitchen eating nook facing greenery & nature & very peaceful & private.



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- Large Living room and Dining Room combo with a gas fireplace & access to deck with Mountain views & sunrises & sunsets to enjoy.
- 2 Story Den / family room off the kitchen.
- Travertine and Bamboo Floors on the Main and newly carpeted on stairs and upper level
- Soaring 12'-8: ceilings in Foyer and 21' soaring In Den/Family room .
- Architectural front windows adds to brightness and connecting to the outdoors.

Detail Updates and Maintenance:

Updates:

- All electrical switch plates have been renewed.
- All plastic vents have been replaced with metal vents.
- All door handles have been renewed for easy access.
- Main floor closets were updated with modern hanging rails in 2018; at the same time, the upper floor storage room was fitted with shelves and hanging rails.
- The house interior was completely repainted in 2018, using Benjamin Moore paints. New carpet was installed in the upper rooms and on the staircase by Hourigan's in 2021. In the master bedroom, a closet was removed in order to provide easier access to the crawl space.
- On the lower floor, all baseboards were replaced with those having a better profile. Crown moldings were installed.
- In 2021, access to the deck was improved by installing Centra Windows French doors; at the same time, Phantom Screens were installed.
- In 2023, the majority of window screens were replaced by Rosco.
- In August of 2023, Bayside Electric installed new kitchen LED lights; new LED lights were installed in the hallway, dining room, and master bedroom. A specialty LED light was installed by the living room fireplace.
- In August 2023, the front door bell was replaced with an up-to-date new model, also by Bayside Electric.
- The garage floor has been restored with Rust-O-Leum epoxy in summer of 2023, and the walls repainted with Benjamin Moore Powell Buff.
- The residents of Units 8 and 9 have built a lovely rock hardscape planter unit and planted a new flower border between the two units in August 2023.

Other Appliances:

- New electric water heater, 2018.
- New gas furnace, 2019, and new thermostat.



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Maintenance:

- The gas fireplace, which is original to the house construction, has been inspected on an annual basis for the past five years by Advantage Heating and Cooling Ltd., including in July 2023.
- The gas furnace was inspected in July 2023, and the filter changed.
- Batteries were changed in the thermostat at the same time.
- The water heater is also inspected on an annual basis, and this has been done this year.

Strata Maintenance

Decks were replaced in 2018. In 2022, a \$1 million remediation project commenced, overseen by RDH, a Vancouver engineering company. The project's purpose was to improve building imperviousness to water access, and to improve strata drainage. The work has included new roof flashings, new eaves-troughing and down spouts. The exteriors of all units have been repainted. A full description of the work is available from Proline Property Management.

Accessibility and Safety Renovation Notes:

On the first meeting with the clients Stephen Lenz of Constructo Group suggested a wall needed to be removed beside the toilet in en suite. Stephen also advised clients on the installation of comfort-height toilets and safety bars in all three bathrooms. Due to the Seller's late husband's physical needs. Stephen followed client's plans for their new en suite bathroom, wider doors in the Primary Bedroom area & en suite including a wheelchair-accessible shower, with a seat. Constructo Group also oversaw the relocation of the master bedroom door to provide easier wheelchair access to the room. Doorways on the lower level are all accessible by wheelchair

Kitchen and Laundry

Clients and Stephan Lenz quickly determined that the kitchen cabinets and appliances needed updating. Stephen Lenz was their advisor, recommending installing an IKEA kitchen with the aid of IKAN, a Victoria company specializing in planning and installing the Scandinavian company's cabinets. Acting as general contractor, Stephen worked with IKAN and electrical and plumbing experts to ensure that the kitchen installation went smoothly. The laundry room was updated, and new machines were installed at the same time.

Area Amenities:

- Less than 10 minute drive to Cordova Bay Golf Course + The Ridge.
- Less than 20 min drive to Cedar Hill Golf Course, and 20 min drive to George Golf Course, Royal Colwood Golf Course – 25 mins.to Uplands Golf Club
- Broadmead and Royal Oak Plazas, walk in 15 mins or a short drive.



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- Close to University of Victoria (approximately 30 minutes by bus and 20 minutes by car) and Camosun College (approximately 35 minutes by bus, 25 mins by car) and Victoria General Hospital (approximately 10- 15 min car ride).
- Access to local walking trails and community parks.
 - District of Saanich Parks: <http://www.saanich.ca/parkrec/parks/index.html>
 - District of Saanich Trails Guide: <http://www.saanich.ca/parkrec/parks/trails/guide.html>
- Near Golf and Club Affiliations
 - Oak Bay Marina: <http://www.oakbaymarina.com/>
 - Royal Victoria Yacht Club: <https://www.rvyc.bc.ca/>
 - Cordova Bay Golf Club- <https://www.cordovabaygolf.com/>
 - Cedar Hill Golf Course: <http://www.saanich.ca/parkrec/golf/index.html>
 - Uplands Golf Club: <http://www.uplandsgolfclub.org/>
 - Victoria Golf Club: <http://www.victoriagolf.com/>
 - Gorge Golf Club- <https://www.gorgevalegolf.com/>
 - Royal Colwood- <https://www.royalcolwood.org/>
- Located on three bus routes
 - Routes 27, 4, 14 & 7 (access to UVIC and Downtown Victoria): <http://bctransit.com/victoria>
- Access to major transportation centers
 - Victoria International Airport (approximately 20 minutes).
 - BC Ferries Swartz Bay Terminal (approximately 30 minutes).
 - Downtown ferries to Port Angeles, Washington and Seattle, Washington (approximately 15-20 minutes).
 - Downtown harbour-to-harbour air service to Vancouver, BC and other coastal locations (approximately 20 minutes).



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More Online Information:

Additional information including photos and floor plans are available at www.eleanorsmith.ca

QRL CODE TO WWW.ELEANORSMITH.CA



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