




**Kip Lyon**




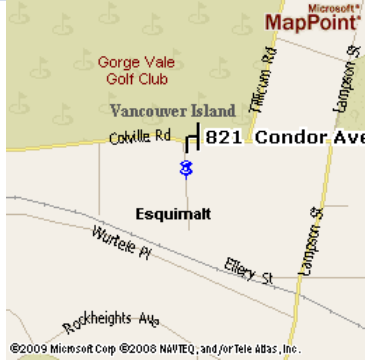
Pemberton Holmes Ltd.  
Making your dreams your new Reality

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	Finished Rooms				Listing Summary	
	<b>Rooms / Lvl</b> Finished SqFt	<b>Lvl 1</b> 872	<b>Lvl 2</b> 845	<b>Lvl 3</b>	<b>Lvl 4</b>	<b>MLS#:</b> 245583 <b>Status:</b> Sold <b>SubClass:</b> SF Det <b>DOM:</b> 38 <b>Taxes:</b> \$2,297
Entrance			3x3			<b>Remarks</b> VERY MOTIVATED SELLER - BRING YOUR OFFERS. WOW factor. Get inside this one. Way bigger inside than it looks. Duplex Zoned on a quiet cherry blossom lined peaceful no through street. New eaves, new furnace, nice workshop and storage shed. The true definition of "move in" condition. Total professional renos throughout. Refinished hardwood floors. Fully finished lower level with family room. Nice large front and back yard. VERY EASY IN-LAW.
Living			14x12			
Dining						
Kitchen			14x10			
Mast Bdrm			12x11			
Bathroom		3	4			
Bedroom	12x10		10x8			
Family	13x10					
Other	13x9					
Laundry			12x10			
Sunroom	10x8					
Bedroom	11x11					

**821 Condor Ave  
Es Esquimalt ~ V9A 6E6**

Interior Details		Unfinished Rooms				Legal Information	
<b>Layout:</b> Main Level Entry with Lower Level(s)						<b>Township of Esquimalt</b> <b>Roll:</b> 1435000 <b>PID/MHR:</b> 006-328-504 <b>Title:</b> Freehold <b>Legal Dsc:</b> Freeform PLAN 2546, LOT 3, BLOCK 20, LD 21, SECTION 10 <b>Zn Cls/Tp:</b> Duplex <b>2008 Asmt:</b> \$352,100 <b>2007 Taxes:</b> \$2,297	
<b>Bedrms:</b> 4	<b>Kitchens:</b> 1						
<b>Baths Tot:</b> 2	<b>Fireplaces:</b> 1						
<b>Bth 2Pce:</b>	<b>Main Lev:</b> Level 2						
<b>Bth 3Pce:</b> 1	<b>Fin SqFt:</b> 1,720						
<b>Bth 4Pce:</b> 1	<b>Unfin SqFt:</b> 0						
<b>Bth 5Pce:</b>	<b>Bed &amp; Brk:</b>						
<b>Ens 2Pce:</b>	<b>Adnl Acc:</b> Potential						
<b>Ens 3Pce:</b>	<b>Basement:</b> 7' 3" / Finished - Fully, Full, Walk-out, With Windows						
<b>Ens 4+Pce:</b>	<b>FP Feat:</b> Living Rm						
<b>App Incl:</b> Dishwasher, F/S/W/D, Range Hood							
<b>Int Feat:</b> Ceiling Fan, Eating Space, Flrs/Lino, Flrs/Wood, Laundry Area, Storage In Suite, Storage Separate							
Building Information		Schools				Legal Information	
<b>Built:</b> 1953	<b>Lgl NC Use:</b>	<b>Frnt Faces:</b> W	<b>Bldg Sch:</b> Yes	<b>Bldg Style:</b> Character			
<b>Const Mt:</b> Frame Wood 2x4		<b>Rear Faces:</b> S	<b>Bldg Warr:</b> No	<b>CSA/BC Cr:</b>	<b>Fuel:</b> Oil		
<b>Lsd Equ:</b>					<b>Heat:</b> Forced Air		
<b>Ext Fin:</b> Stucco					<b>Roof:</b> Asphalt Shingle		
<b>Ext Feat:</b> Fenced Yard/Full, Landscaped, Storage Shed					<b>Fndn:</b> Concrete Poured		
					<b>Accss:</b> Master Bedroom on Main		
Lot/Strata Information		<b>Lot Size:</b> 7,200sqft / 0.17ac	<b>Dims (w/d):</b> 60 ft x 120 ft	<b>Shape:</b> Rect.	<b>ALR?:</b>		
<b>Prk Type:</b> Driveway, RV	<b>Prk #:</b> 1	<b>Waste:</b> Sewer	<b>Driveway:</b> Blacktop	<b>Services:</b>			
<b>Water:</b> City/Munic.		<b>Mgd By:</b>					
<b>Lot Feat:</b> Cul-de-sac, Level, Treed		<b>Prk Cm Prp:</b> 0	<b>Rent Rstr:</b> No				
<b>Complex:</b>		<b>Prk LCP:</b>	<b>Age Rstr:</b>				
<b>SqFt Balc:</b>	<b>Suites/Cplx:</b>	<b>Prk Str Lot:</b>	<b>Pets Allwd:</b>				
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Str Lot Incl:</b>					
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b>	<b>Com Str Itm:</b>	<b>Assmt Incl:</b>				
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b>						
<b>Gnd Lev?:</b>	<b>Lvl/Suite:</b>						
<b>Shrd Am:</b>							

Photos and Map	
	
	

**Brokerage Fee:** 3.0 & 1.5