

45-7925 SIMPSON ROAD

Central Saanich





FOR SALE



45-7925 Simpson Road Central Saanich

SUMMARY OVERVIEW



LISTING PRICE: \$699,000



LIVING AREA: 1,337 sq. ft.



BED: 3

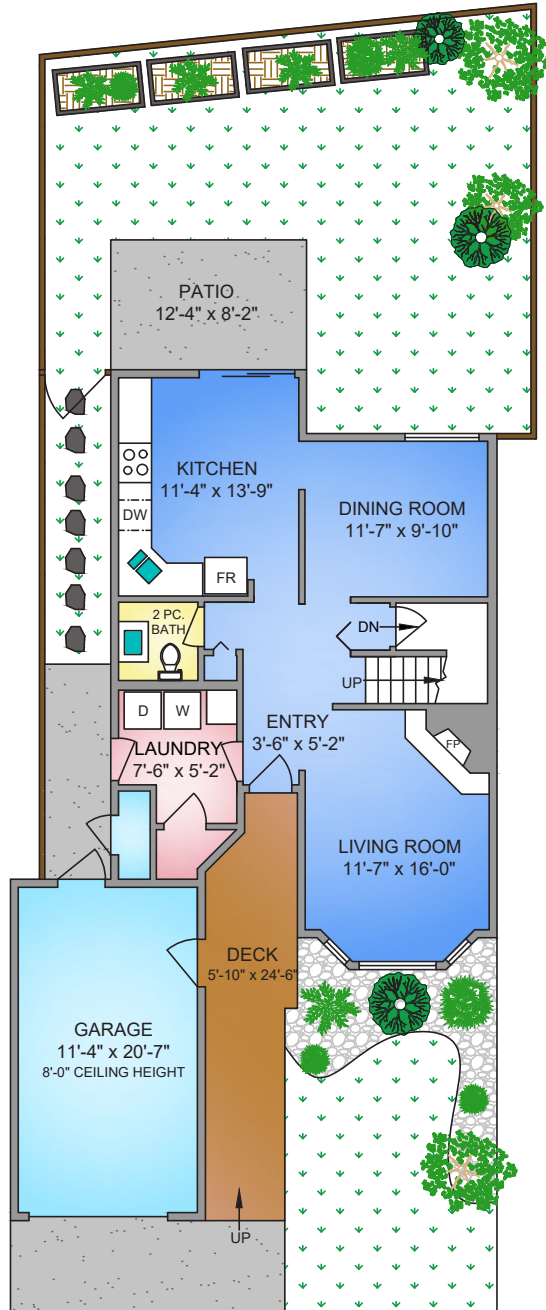


BATH: 2

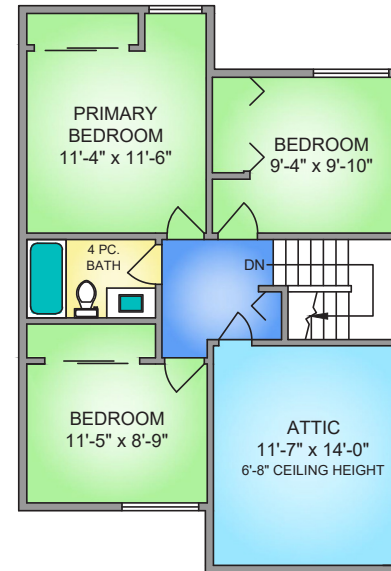


Situated in a wonderful family and pet friendly complex, this impeccably maintained 3 bed/2 bath semi-detached townhome is bright and spacious with a functional floor plan & tons of storage including a 3' crawl space and separate storage room. Quality updates include: newer roof & gutters, flooring, paint inside and out, kitchen countertops, appliances, interior & exterior doors, and double-paned windows. Outside you will find a fully fenced South facing backyard that is perfect for the kids to play, beautiful landscaping and parking for three vehicles. Located in desirable Saanichton & within walking distance to many amenities including excellent schools, parks, and public transportation, this is a fantastic opportunity to own a semi-detached townhome in a well-maintained complex.

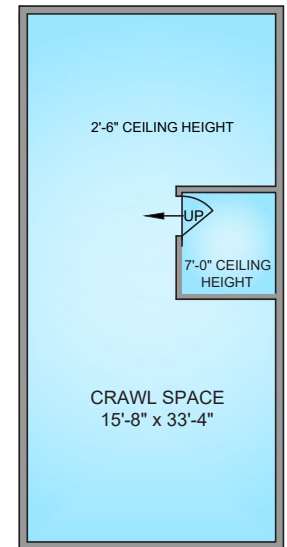
MAIN FLOOR
738 SQ. FT.
 8'-0" CEILING HEIGHT



UPPER FLOOR
585 SQ. FT.
 8'-0" CEILING HEIGHT



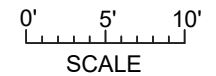
CRAWL
552 SQ. FT.
 2'-6" CEILING HEIGHT



Property Floorplan

Main Floor	738 sq. ft.
Upper Floor	585 sq. ft.
TOTAL AREA	1,337 sq. ft.
Deck/Patio	737 sq. ft.
Garage	386 sq. ft.
Unfinished	722 sq. ft.

NORTH





Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

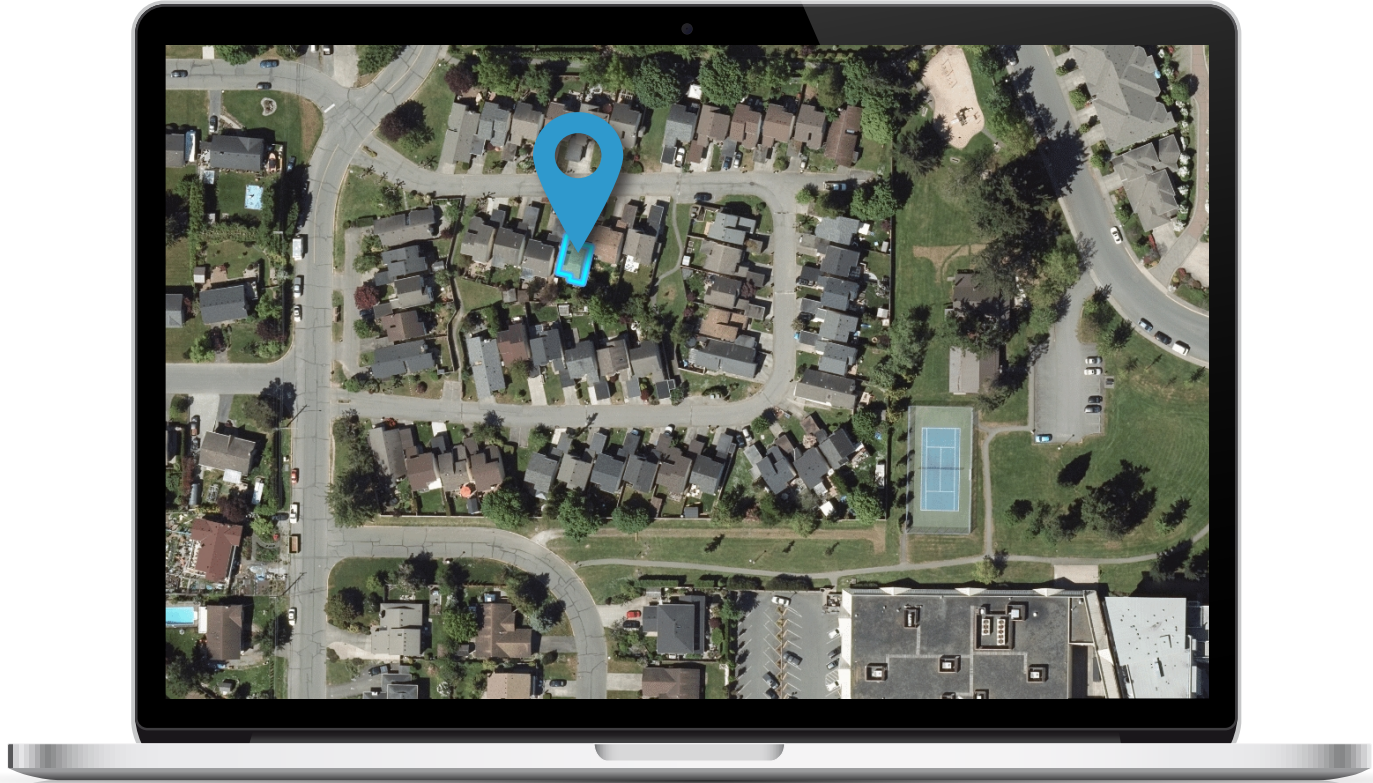
INTERIOR





Location

(GIS) MAPPING





 **CHACE
WHITSON**
REAL ESTATE GROUP

 **Macdonald
Realty**



CEL · 250 818 9338 | TEL · 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 · Bevan Avenue Sidney, BC · V8L 4M9





Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com