

# 3593 Arbutus Drive North

## \$509,900



Located in the ocean side gated community of Arbutus Ridge sits this completely renovated from top to bottom and inside out 1700 sq ft 2 bed + den rancher with ocean views from the sunroom. It is like buying a brand new house without the HST! Some of the renovations include: New Kitchen & appliances, newly installed vaulted ceiling with window & 2 motorized skylights, new bathroom, new hardwood & tile flooring, new roof, new driveway, new patios and landscaping. Even the radiant ceiling panels have been replaced. There is nothing left to do but enjoy the spacious living space with ocean views from the sun room. Come see this community with all the amenities for an active life style. 24 hr gated security, pool, fitness, tennis, boating, RV lot, & much more.

**Priced to sell** below the recent appraisal of \$525,000.



### FEATURES AT A GLANCE

- A New kitchen (cabinets & counter top)
- New Kitchen Appliances
- Newly installed vaulted ceiling with window in foyer
- Newly installed Motorized skylights in kitchen & guest bathroom.
- New bathroom vanities, toilets, fixtures, & mirrors
- New Ensuite Shower
- New engineered hardwood flooring, tile & baseboards
- New electric fireplace
- Retextured & painted ceilings, walls, & doors
- Replaced old radiant electric heat ceiling panels with wall panels
- New Driveway
- New front & rear patios, & new retaining wall.
- New Landscape Design
- New Roof

# Photos of Before & After Renovations

**Before Renovations**



Old Landscaping hides the house.  
Old cracked driveway & no steps!

**After Renovations**



New Landscaping, Driveway, Steps (added).  
Beautiful Curb Appeal....Wow!



Old Kitchen



Brand New Kitchen (Cabinets, Appliances, Counter Top,  
Light Fixtures, Motorized Skylight & Tile Flooring)



Old Living/Dining with Laminate Floors



New Living Room with Hardwood Flooring

# Photos of Before & After Renovations – Continued

Before Renovations

After Renovations



Old Dining Room with Teal Green Walls & Laminate Flooring



New Dining Room



Old Landscape



New Landscaped Backyard



Old Feature Wall – Teal Green with Vine Mural  
Old Wood Fireplace with Insert



New Feature Wall  
New Electric Fireplace

## Additional Photos of Renovations



Den



Brand New Bathroom Shower



Brand New Vanity in Master Ensuite

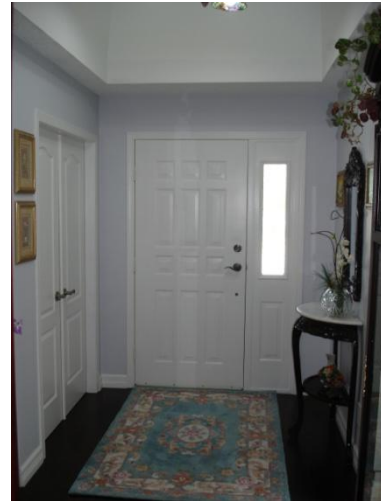


Brand New Vanity in Main Bathroom

# Additional Photos of Renovations - Continued



New Vaulted Ceiling with New Window & Chandler



Entrance with Vaulted Ceiling



Additional Cupboard Space & Motorized Skylight which wasn't there before.



New Kitchen & Nook Area to Sliding Glass Door



Master Bedroom



Living / Dining Room Combo

# Additional Photos of Renovations - Continued



North side of House & New Roof



Newly Stamped Entrance to Front Door



New Retaining Wall in Back



New Stamped Patio in Front



New Patio Concrete and New Roof



Ocean view from Patio & Sunroom

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### Facts & Figures

#### PID 011-582-324

**Legal:** Strata Lot 172, Section 13, Range 10, Shawnigan District, Strata Plan 1601 (Phase 5). Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

Taxes	\$2,138 - 2009	MLS#	281957
Lot Size	5,686 Square Feet	Monthly Strata Fees	\$219
Bed Rooms	2 bedroom + den & sunroom	Age	22 Years - Fully renovated in 2010.
Construction	Frame	Bathrooms	2 Full Bathrooms
Exterior	Stucco	Foundation	Yes
Flooring	Hardwood & Tile	Roof	New Asphalt Shingles
Fuel	Electric	Insulation	Walls & Ceiling - Yes
Water Supply	Artesian - Well	Heating	Electric
Parking	Double Garage	Sewer	Treatment Plant
Zoning Type	Single Family	Fireplace	1 – New Electric
Zoning	R5	Title to Land	Freehold/Strata

Main Entry Level 1,700 Square Feet

Living Room	20 x 12	Kitchen	10 x 10	Master Bed	16 x 12
Dining Room	14 x 9	Kitchen Nook	10 x 10	Bedroom	14 x 10
Sun Room	8 x 8			Den	10 x 8

**Total Finished Area 1,700 Square Feet**

*All Information contained in this booklet is deemed to be from reliable sources but should not be relied upon without verification.*