

# 883 Country Club Drive

\$459,000 Purchase Price  
\$1300 p/m to Rent



This bright & well maintained, no-step, one level, custom designed rancher has been updated and is a must see!

Featuring 2 spacious beds, 2 full baths, + a sun-room & office. The large open concept living/dining room has high vaulted ceilings, 2 skylights, large master with walk-in closet and a luxurious 5 piece ensuite.

Situated on an easy care level lot overlooking the pond and the legendary 17th hole, which is rated one of the top holes on Vancouver Island.

Feel safe in this majestic Oceanside gated community with 24 hour security, golf, pool, jacuzzi, clubhouse, tennis, gym, workshop, and RV parking. Just 35 minutes from Victoria.



## FEATURES AT A GLANCE

- 1,571 Square Feet
- High Vaulted Ceilings
- Spacious 2 Bedrooms + Den
- Open Concept Living/Dining combo
- Bonus Sun Room with Pond & Fairway views
- 2 Full Bathrooms
- Electric Fireplace
- Wheel Chair Friendly

Gloria Carvalho - Pemberton Holmes

250-888-2246

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Front Entrance



Seating or Formal Dining Area



Kitchen Nook or Dining Area



Kitchen with High Vaulted Ceiling



Living Room with High Vaulted Ceiling



Sunroom with View of Pond & Fairway

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Corner View of House



Back of House



Back Corner View



Front Entrance



Back of House & Pond

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## Facts & Figures

**PID 018-752-756**

**Legal:** Strata Lot 502, Section 12, Range 9, Shawnigan District, Strata Plan 1601. Freeform 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#	279521
Lot Size	5,528 Square Feet	Monthly Strata Fees	\$194
Bed Rooms	2 bedroom + den & sunroom	Age	15 Years - Partially renovated in 2009.
Construction	Frame	Bathrooms	2 Full Bathrooms
Exterior	Brick & Vinyl	Foundation	Yes
Flooring	Laminate & Tile	Roof	Cedar 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 Electric
Zoning	R5	Title to Land	Freehold/Strata

**Main Entry Level** 1,571 Square Feet

Living Room	20 x 16	Kitchen	11 x 10	Master Bed	16 x 11
Dining Room	10 x 10	Kitchen Nook	10 x 9	Bedroom	13 x 12
Sun Room	10 x 8			Den	16 x 6

**Total Finished Area** 1,571 Square Feet

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