



Ivan Delano *
 Cell: 250-744-8506
 ivanDelano.com/
 VictoriaHomeHunter@gmail.com



**1622 Pembroke St
 Vi Fernwood ~ V8R 1W5**

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 5 **Kitchens:** 2
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,683
Bth 4Pce: 1 **Unfin SqFt:** 130
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 6' 9" / Full, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:** Living Room
App Incl:
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12'x11'
Bedroom	Main	12'x11'
Entrance	Main	15'x4'
Kitchen	Main	15'x13'
Living Room	Main	20'x12'
Utility Room (Unfinished)	Main	5'x5'
Hobby Rm	Second	15'x8'
Primary Bedroom	Second	15'x10'
Bathroom	Third	3-Piece
Bedroom	Third	10'x10'
Dining Room	Third	12'x11'
Entrance	Third	8'x5'
Kitchen	Third	14'x9'
Primary Bedroom	Third	13'x9'
Storage	Third	9'x8'
Utility Room (Unfinished)	Third	10'x5'

Listing Summary

MLS@: 871228 **List Price:** \$1,098,000
Status: Incomplete **Orig Price:**
Sub Type: SF Det **Sold Price:**
DOM: **Pend Date:**
Taxes: \$4,485 **Strata Fee:**
2020 Asmt: \$877,000 **Title:** Freehold

Remarks

Special property on lovely large corner lot among character homes, parks & Fernwood Village a stroll away. Home features a unique 5 bdm 2 bth 2 kitch home from its large 2 bdm inlaw, easily added to main area or used as nanny or additional revenue opportunity. Some character restored/more available to expose/updated economical natural gas furnace, New H2O tank + amazing wrap around veranda. For near 20 years Owner has created a wholistic & harmonious integration of the land, establishing a Permaculturists Dream for a food safe & secure environment/upwards of 500 lbs of food production this in amazing urban farm! Corner lot may hold potential for future additions, Legal Detached Garden Cottage or future higher density & sub-division opportunities. Much intrinsic value here + sought after Fernwood neighbourhood & Oak Bay School Catchment designated home - much more than the sum of it's parts & too much to tell, call now - WHAT WOULD YOU DO HERE?

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		1,007	360	1,300	
Beds	0	2	1	2	0
Baths	0	1	0	1	0
Kitchens	0	1	0	1	0

Building Information

Built (est) 1927 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood
Ext Feat: Balcony/Patio, Fencing: Full, Garden

Frnt Faces: S **Bldg Style:**
Bldg Warr: No
EnerGuide Rtg/Dt:

Cool: None
Heat: Electric, Forced Air, Natural Gas
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss

Lot/Strata Information

Prk Type: Driveway, Garage, On Street **Lot Size** 6,525sqft / 0.15ac **Dims (w/d):** 45 ft wide x 145 ft **Waterfront:**
Water: Municipal **Waste:** Sewer To Lot **View:**
Lot Feat: Corner, Curb & Gutter, Family-Oriented Neighbourhood, Level, Near Golf Course, Quiet Area, Recreation Nearby, Rectangular Lot **Services:**
Complex: **Mgd By:** **Rent Alld?:**
SqFt Balc: **StrLots/Cplx** **Prk Total #:** 1 **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:** 0 **Pets Alld?:**
SqFt Pat: **Suites/Bldg** **Prk LCP:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg** **Prk Str Lot:** **Restrictions**
Gnd/Top? **Lvls/Suite:** 3 **Str Lot Incl:**
Shrd Am: **Unit Incl:**

Agency Information

Licensee **Phone** **Office**
L: Ivan Delano* 250-744-8506 eXp Realty
CL1:
CL2:
B:
CB1:
CB2:
Appt Ph: (250) 744-8506 **KeyBox/Bzzr:** CLS
Show Appts by Touchbase, Lockbox ~ Clause 5Aiii/5B partial/10B deleted. Measurements approx, buyer to verify all/COVID
Reqs, Ag Showing Protocols Deemed accepted if showing/Offers 10.a.m. Monday April 5. ~ corner Pembroke and Lydia
Info, Lic
Notes &

Coop Brok Fee: 3% 100k+1.5% Bal

Sllr: See Supplements
Financing:
Fin Notes:

Possession Negotiable
Listed: 2021/03/31 **Sold:**
Modified: 2021/03/30 **\$Chg:**