

# WELCOME TO: 551 HEATHERDALE LANE

# \$ 899,900

SAANICH WEST



Area	Royal Oak
Bedrooms	3
Bathrooms	3
Strata Fees:	\$510
Floor Space	2643
Built In:	2008
Taxes	\$4,351
Tax Year	2018
MLS#	398137
Parking	2 Spaces, Double garage plus space in driveway



To view interactive floor plans scan this QR code with your smart phone



## 551 HEATHERDALE LANE

Fabulous two level townhome in popular Heatherdale Estates. This well laid out floor plan has over 2600 sq ft. Level entry main floor features a grand foyer, formal living & dining area, family room with gas fireplace, 10 ft ceilings & hardwood throughout. The open concept kitchen has granite counters, stainless appliances and plenty of cabinets. French door off kitchen leads to huge west facing private patio area with pergola, room for a gas BBQ and plenty of space for entertaining. There is main floor laundry, a 2 pc powder room plus a 2 car garage. Up you'll find 3 huge bedrooms, including master suite with double french doors & ensuite with soaker tub and sep shower & heated floors plus full guest bath. This well maintained home has a new gas furnace & hot water tank & energy efficient heat pump(A/C). Many extra's including upgraded lighting, built in vac, closet organizers & phantom screens. Fantastic location, just minutes to rec center, shopping, restaurants, & walking trails.

### Tracy Menzies

PEMBERTON HOLMES - OAK BAY

Each office is independently owned and operated

C: (250) 419-2075

2000 Oak Bay Ave  
menzies.tracy@gmail.com  
<http://www.tracymenzies.com>

