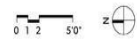


# 19-4009 CEDAR HILL ROAD

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JP Tait



MAIN FLOOR

Floor	Finished	Unfinished	Total	Other Areas
Main	651	0	651	Garage 229
Upper	765	0	765	Patio 153
<b>Total</b>	<b>1416</b>	<b>0</b>	<b>1416</b>	Balconies 106

**REALFOTO**

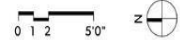
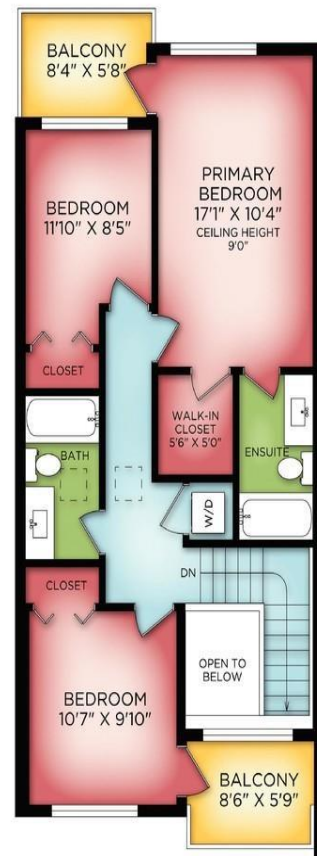
250 388 6998  
orders@realfoto.ca  
Measured 05/13/2024 by O.T.

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.

MLS#963632

# 19-4009 CEDAR HILL ROAD

Document prepared for the exclusive use of:  
JP Tait



UPPER FLOOR

Floor	Finished	Unfinished	Total	Other Areas
Main	651	0	651	Garage 229
Upper	765	0	765	Patio 153
<b>Total</b>	<b>1416</b>	<b>0</b>	<b>1416</b>	Balconies 106

**REALFOTO**

250 388 6998  
orders@realfoto.ca  
Measured 05/13/2024 by O.T.

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.

MLS#963632

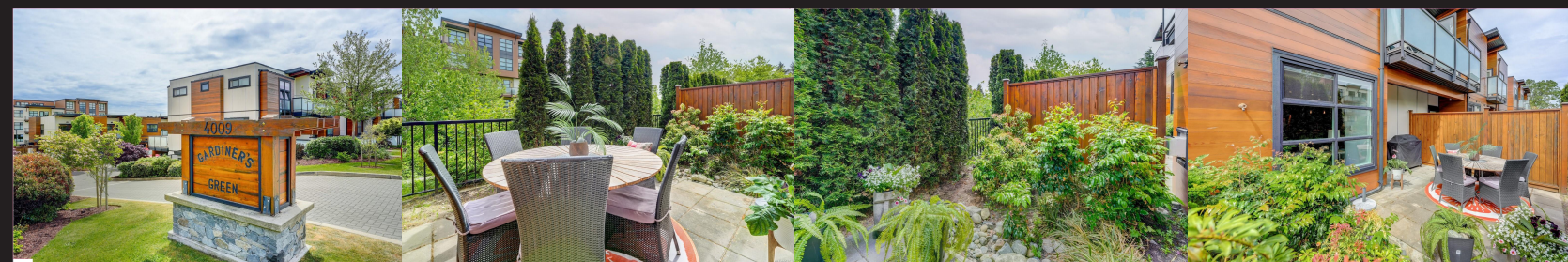


#19 - 4009 Cedar Hill Rd



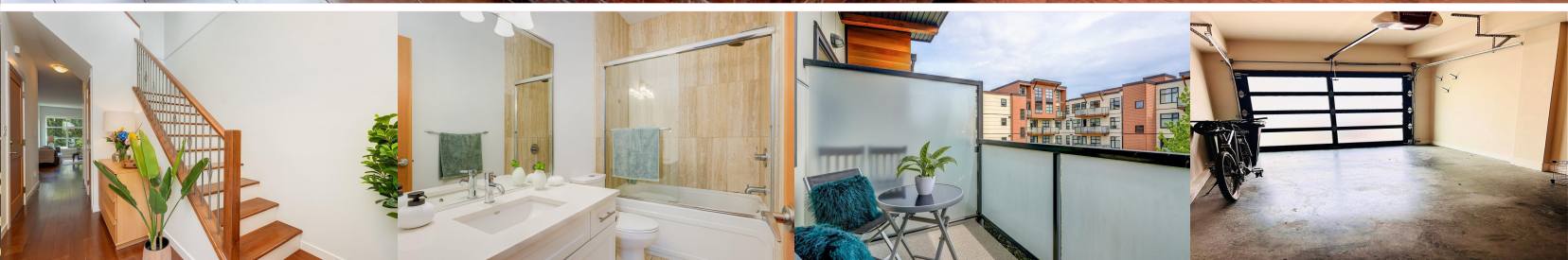
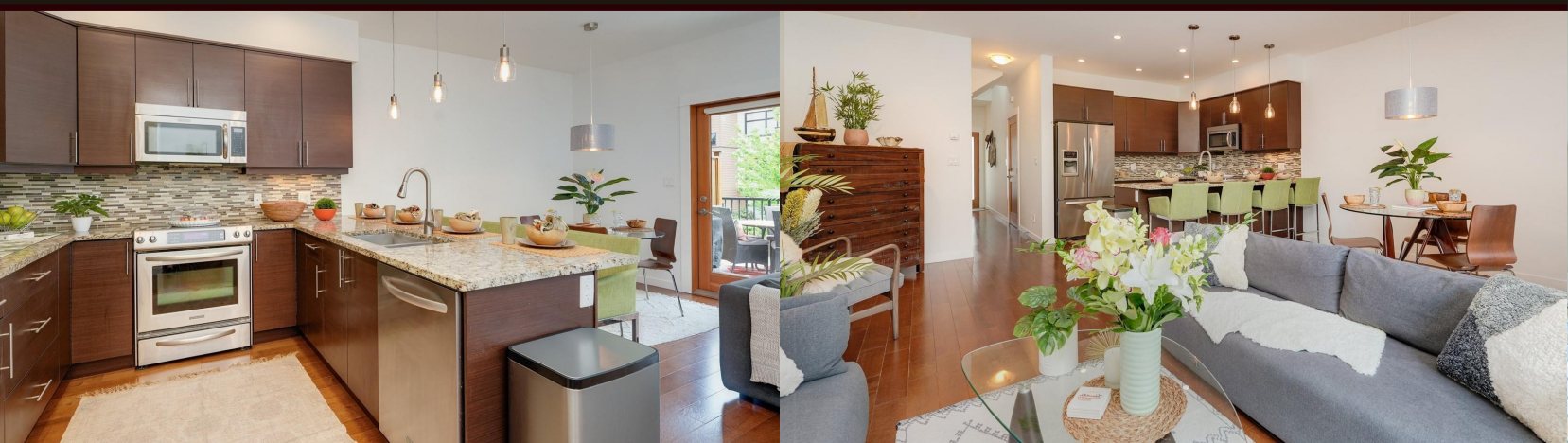
**JP Tait**  
Pemberton Holmes - Oak Bay

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### #19 - 4009 Cedar Hill Rd

Modern 3-bed, 3-bath townhouse in the upscale Gardiner's Green development. Nestled in the heart of Saanich and close to UVic & Camosun. Enjoy a private attached garage, with additional spot in front, and lushly landscaped sunny backyard & patio overlooking green space! Open concept living & dining room with spacious gourmet kitchen. Deluxe gas fireplace & gas BBQ hookup. Hardwood flooring throughout with geothermal radiant in-floor heating. The second level features an oversized primary w/ ensuite, walk-in closet, and large balcony overlooking a serene private park. Two more bedrooms, and another balcony, make this the ideal family home or quiet student retreat. Beautiful skylights, vaulted entryway, with 9-foot ceilings throughout, and fresh new paint make this home open & bright. Excellent strata with pet friendly bylaws allowing 2 pets. Close to public transit, bike & walking trails, University Heights, Mt Doug, and 15 mins to downtown make this the ideal location.

Area	Mt Doug	Age	2013
Bedrooms	3	Taxes	\$4,030
Bathrooms	3	Strata Fee	\$329
Lot Size	2,069	MLS#	963632
Floor Space	1,416		

JP Tait  
Pemberton Holmes - Oak Bay

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



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