

# WELCOME TO: 3074 EARL GREY ST

# \$ 698,900

3074 EARL GREY ST  
SAANICH WEST



Area	Gorge
Bedrooms	3
Bathrooms	2
Lot Size	50x115 - 5750 sq ft
Floor Space	1612
Age	1922
Taxes	\$2,475
Tax Year	2018
MLS#	398197
Parking	3 Spaces, Driveway



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



## 3074 EARL GREY ST

Charming character home in great Gorge neighbourhood. Perfect for first time buyers or downsizers, this well kept 3 bedroom, 2 bath home has had many updates over the years. Main floor has living room with fireplace, kitchen with stainless appliances, gas range, and lots of cabinets, 2 bedrooms and updated bath. Down you'll find a flexible space suitable for a student or extended family, with one bedroom, living area, kitchen and a 4 piece bath and laundry room. Large west facing rear patio and yard for summer entertaining. Plenty of storage both inside and out including shed and greenhouse. Updates include vinyl double pane windows, natural gas furnace and new high efficiency Rheem Marathon hot water tank. Central location just 10 minutes to downtown, yet easy access to shopping, bus, schools, library and rec center.

## TRACY MENZIES

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