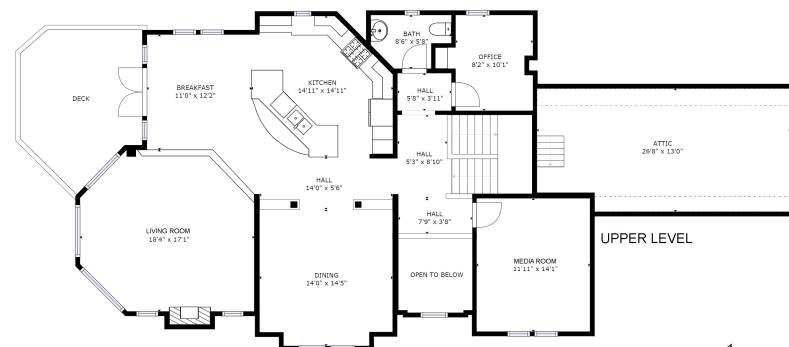


**PEMBERTON HOLMES**  
ESTABLISHED 1887

FLOOR	FINISHED	UNFINISHED	PORCH	PATIO	GARAGE	TOTAL
LOWER	1473	0	0	212	475	2255
UPPER	1351	348	0	212	0	1911
<b>TOTAL</b>	<b>2824</b>	<b>348</b>	<b>0</b>	<b>424</b>	<b>475</b>	<b>4164</b>

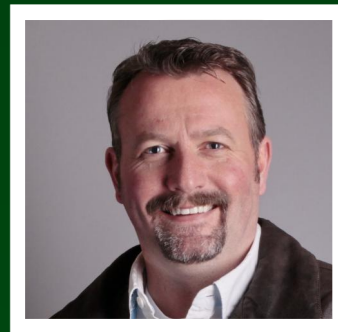
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.  
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF NIELS BAARTMAN



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**NIELS BAARTMAN**  
Pemberton Holmes - Cloverdale

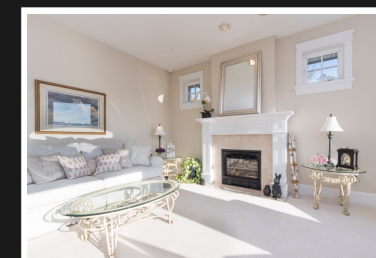
(250) 384-8124 (250) 812-1178

150 - 805 Cloverdale Ave  
Victoria, B.C.

niels@baartman.ca  
http://www.baartman.ca



**404 Margaret Lane**



**NIELS BAARTMAN**  
Pemberton Holmes - Cloverdale

Priced at \$1,229,900

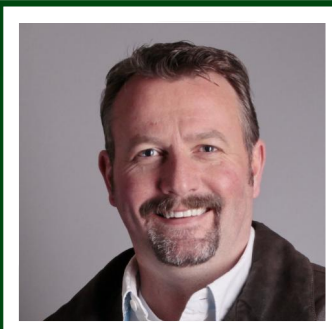


### 404 Margaret Lane

Gorgeous Gibraltar Bay Ocean View home. A Zebra design layout with sun filled rooms, gourmet kitchen overlooking the relaxing living space, two decks that take full advantage of the water vistas and a luxurious master with a spa like en-suite. Open concept plan with a grand entry, hardwood floors, formal dining room, huge island in the kitchen and plenty of bedrooms, den or media room options. Three fireplaces, superior finishing and located on a quiet cul de sac with a spacious double garage and a bonus workshop above that could be used to add more living space. Rarely do listings come available in this development. Great street appeal and neighbors.

### 404 Margaret Lane

Area	View Royal	Age	2004
Bedrooms	4	Taxes	4393
Bathrooms	3	Tax Year	2018
Lot Size	0.17	MLS#	400997
Floor Space	2824	Parking	Dbl Garage



**NIELS BAARTMAN**  
Pemberton Holmes - Cloverdale



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