

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

OCEAN VIEW FAMILY HOME

8098 York Avenue, Crofton



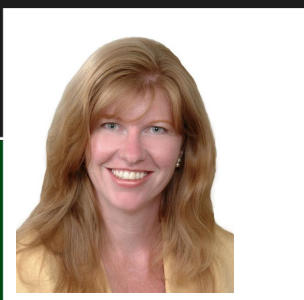
8098 York Avenue

This Ocean View family home offers a fully fenced and landscaped backyard with alley access, and is walking distance to all amenities. Enjoy the entertainment sized year-round balcony, gardens, fruit tree and back yard studio. The four bedroom home offers casual open concept living, separate family room down and a good EngerGuide Rating. Walk to the elementary school, public outdoor pool, Village shops & cafes, transit, marina & ferry to Salt Spring Island. Boaters will appreciate the room for boat/RV parking, and the boat launch is just down the street. Nearby recreation includes hiking trails, oceanside boardwalk in Osborne Bay, and golf.

Priced at
\$375,000

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|-------------|---------|
| Area | Crofton |
| Bedrooms | 4 |
| Bathrooms | 2 |
| Lot Size | 0.11 |
| Floor Space | 2095 |

| | |
|----------|--------|
| Built | 1976 |
| Taxes | 3579 |
| Tax Year | 2018 |
| MLS# | 453387 |
| Garage | Single |



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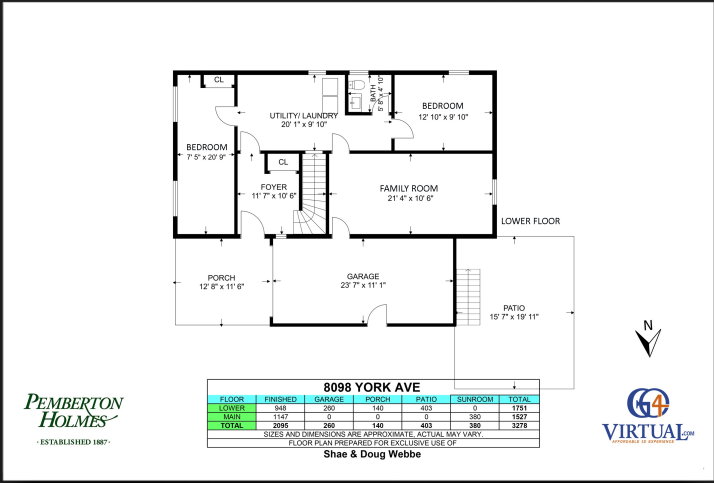
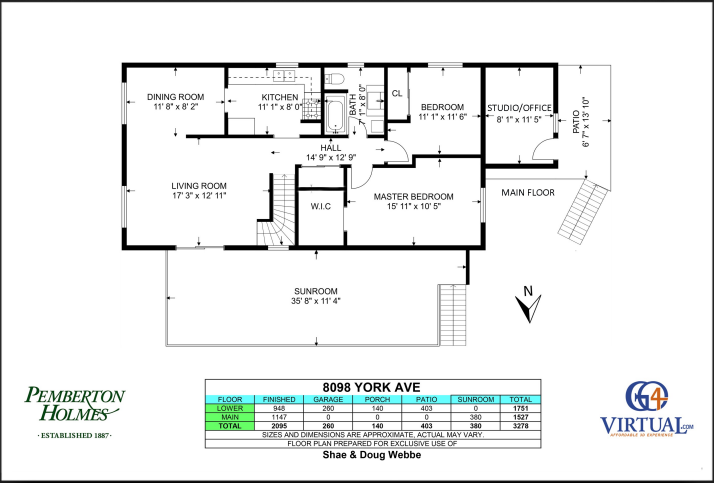
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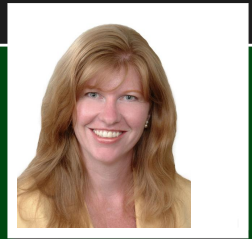
23 Queens Road
Duncan, V9L 2W1



3-D Tour @ www.webberhomesvancouverisland.ca

- Interior Features ~ Thermal windows, built-in vacuum, security system, forced air heating
- Exterior Features ~ Entertainment-sized covered balcony, studio/den at back of house
- Yard Features ~ Fully fenced with alley access, gardens, apple tree, cedar tool shed, RV parking

Walk to all amenities including elementary school, shops, cafes, museum, ocean front boardwalk, Osborne Bay beach, Salt Spring Island Ferry, public outdoor pool, marina, boat launch



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