

Aerial Photo



BRIGHT PRIVATE &



The Real Estate Team You Trust for Life



4460 Cottontree Lane

Beautiful Broadmead Home on Quiet Street



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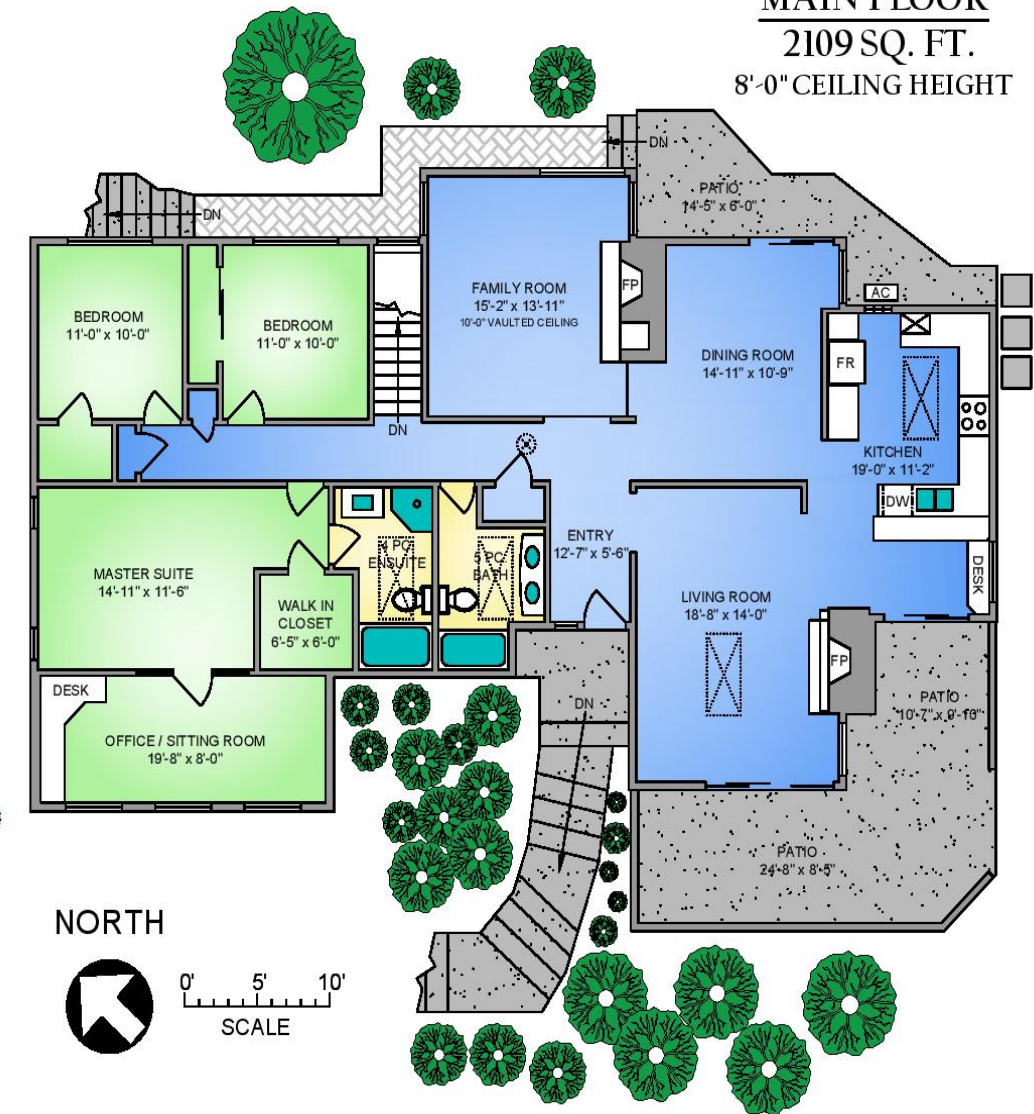




LOWER FLOOR
627 SQ. FT.
7'-7" CEILING HEIGHT

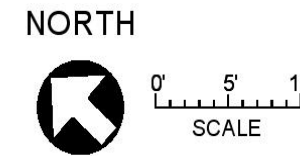


MAIN FLOOR
2109 SQ. FT.
8'-0" CEILING HEIGHT



4460 COTTONTREE LANE
SEPTEMBER 18, 2018
PREPARED FOR THE EXCLUSIVE USE OF PROPERTIES IN VICTORIA PROFESSIONALS
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	PATIO
MAIN	2109	-	425
LOWER	627	447	101
TOTAL	2736	447	526



Sunny Entrance Welcomes You Home

Beautiful Broadmead home ready for you to move in and enjoy. A bright, sunny entry welcomes you on the main floor with skylights, light pipe and hardwood floors. Radiant in floor heating, cozy gas fireplace in the living room and separate family room with wood burning fireplace create multiple spaces for you to enjoy. Open kitchen with gas stove, granite countertops, stainless appliances and access to the sunny south facing patio. Separate dining room leads into backyard. 3 bedrooms on main floor including master with walk-in closet, 4 piece ensuite and office/sitting room. Downstairs hosts 4th bedroom, media room/5th bedroom (with extra insulation to block sound), laundry room and access to the double car garage with 220 for charging your electric car. Incredibly well maintained, heat pump for additional heating/cooling in main living area. Located on a quiet street, near amenities, parks, trails and schools.

Information and Features

District: Saanich East
Area: Broadmead
Size: 2736 square feet
Bedrooms: 4
Bathrooms: 3

Fuel: Gas/Electric/In Floor
Heating: Hot Water/Baseboard/Heat Pump
Foundation: Concrete
Exterior Finish: Wood
Roof: Fibregalss Shingle

Water: City/Municipal
Year Built: 1979
Taxes (2018): \$5,264.00
Parking: Garage Double
Lot Size: 13,721 sqft