



904 GARTHLAND
OCTOBER 10, 2023
PREPARED FOR THE EXCLUSIVE USE OF ANDREW PLANK.
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)		
		FINISHED	UNFINISHED	DECK / PATIO
MAIN	1200	1200	-	380
LOWER	1194	932	262	450
TOTAL	2394	2132	262	830



MODERN TOOLS

old-fashioned service

I love helping people buy & sell homes. With a genuine passion for assisting others, I leverage modern tools and innovative approaches in support of quality service, timely advice, and personalized guidance. Let's realize your real estate goals together.

I'M HERE TO HELP

ANDREW PLANK REALTOR®

C (250) 360-6106 info@andrewplank.com
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*Not intended to solicit buyers or sellers currently under contract.

ROYAL LEPAGE

Coast Capital Realty
INDEPENDENTLY OWNED AND OPERATED

110-4460 Chatterton Way
Victoria, BC V8X 5J2

904 Garthland Rd

Victoria, BC V9A 6M6





You've just found the ideal family home!

A spiral stairway off the large & welcoming level entrance winds up to a full 3 bedroom main floor boasting a modern kitchen with a centre island, updated 4pc main bath, beautiful oak hardwood floors, large living room with tiled wood fireplace, dining room w/ slider to the deck, and primary bedroom with walk-in closet & 2pc bath. The ground level includes a 4th bedroom, laundry/flex area, and a self-contained 1 bedroom suite with separate accessible entrance perfect for mom & dad or rent it out for extra income. Many updates here including vinyl windows, roof, electric heat pump, 200 amp electrical, & pot lights. HUGE deck off dining room overlooks a level yard area plus Garry Oak meadow above. 2 bay carport under the deck offers extra storage or covered space for vehicles. This home is currently tenanted but will be vacant as of December 1.



FEATURES

Area	Kinsmen Park
Bedrooms	5
Bathrooms	3
Lot Size	9570
Floor Space	2394

2 BAY CARPORT

