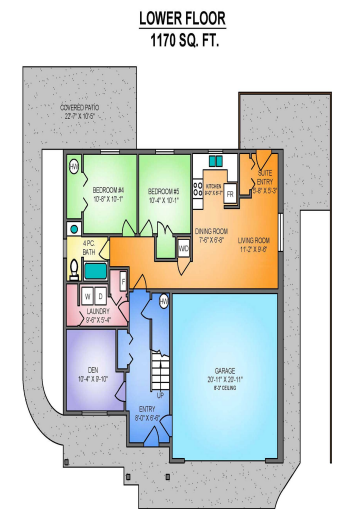




511 Menzies Ridge Drive | 699,900



511 MENZIES RIDGE DRIVE  
 AUGUST 1, 2018

FLOOR	TOTAL SQ. FT.	GARAGE	SEMI FINISH
UPPER	1467	451	1017
LOWER	1170	451	719
TOTAL	2637	902	1736

PROPER MEASUREMENTS  
 250-616-8543  
 SUE PERREY  
 sueperrey@gmail.com



Sue PERREY  
 Results That Move You  
 PERSONAL REAL ESTATE CORPORATION

ROYAL LEPAGE  
 Ladysmith Realty

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C: 250 616 8543

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WWW.VANCOUVERISLANDHOMESALES.COM

NOT INTENDED TO SOLICIT PROPERTIES ALREADY LISTED FOR SALE



**\$699,900**

**LISTING DETAILS**

Area Z4 University  
 Bedrooms District  
 Bathrooms 5  
 Lot Size 3  
 Floor 0.16  
 Space 2611  
 Age 2012  
 Taxes 4199  
 Tax Year 2018  
 MLS# 444596  
 Parking Garage - Double

**ROOM MEASUREMENTS**

Bedroom 10'8x10  
 Bedroom 10x10'5  
 Bedroom 10'4x10  
 Bedroom 10'4x10  
 Den 10'4x9'10  
 Dining Room 12'10x11  
 Dining Room 7'6x6'8  
 ~  
 Garage 20x20  
 Kitchen 9'0x6'7  
 Kitchen 11'5x9'8  
 Laundry/Uti 9'6x5'4  
 Living Room 11'2x9'6  
 Living Room 19'10x16'8  
 Master 12'4x11  
 Bedroom  
 ~



**NEWER HOME WITH LEGAL 2BDRM SUITE**

Like new 5 bedroom and den, 3 full baths in popular Hawthorne!!! You won't be disappointed from the time you drive up to this well maintained home. Downstairs offers den and laundry room. Attached is the legal 2 bedroom suite with its own meter. Upstairs has a open spacious layout with vaulted ceilings in living room with gas fp. Loads of kitchen cabinets with separate pantry and large island. Adjacent dining room with sliding doors to the back deck to enjoy mountain views. Master bedroom with walk in closet and full 4 pce ensuite. Beautiful wood floors throughout main living areas. Fully fenced back yard with raised gardens bed with sprinkling system. Close to all levels of schools, university, shopping and recreation. This is a perfect home, only 6 years old, like new with a mortgage helper! You wont be disappointed!!