



Paul Holland

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2310 Weiler Ave
SI Sidney ~ V8L 1S1

| Finished Rooms | | | | |
|----------------|-------|-------|-------|-------|
| Rooms / Lvl | Lvl 1 | Lvl 2 | Lvl 3 | Lvl 4 |
| Finished SqFt: | 1,508 | | | |
| Entrance | 6x6 | | | |
| Living | 12x20 | | | |
| Dining | 10x9 | | | |
| Kitchen | 10x17 | | | |
| Mast Bdrm | 12x15 | | | |
| Bathroom | 4 | | | |
| Ensuite | 3 | | | |
| Bedroom | 11x10 | | | |
| Bedroom | 10x10 | | | |
| Laundry | 7x7 | | | |
| Kitchen-Addl. | 10x6 | | | |

| Listing Summary | |
|------------------|-----------------------|
| MLS#: 296733 | List Price: \$499,000 |
| Status: Current | Orig Price: \$499,000 |
| SubClass Str Dup | Sold Price: |
| DOM: 22 | Pend Date: |
| Taxes: \$2,921 | Mth Assmt: \$0 |

| Interior Details | |
|------------------|---|
| Layout: | One Level with Crawl Space |
| Bedrms: | 3 |
| Baths Tot | 2 |
| Bth 2Pce: | |
| Bth 3Pce: | |
| Bth 4Pce: | 1 |
| Bth 5Pce: | |
| Ens 2Pce: | |
| Ens 3Pce: | 1 |
| Ens 4+Pce | |
| App Incl: | |
| Int Feat: | Blinds, Breakfast Nook, Central Vacuum Roughed-in, Dining Area, Flrs/Tile, Flrs/Wood, Laundry Area, Screens, Soaker Tub, W/W Carpet |

| Unfinished Rooms | | | | |
|------------------|-------|--|--|--|
| Garage | 19x16 | | | |
| Porch | 24x5 | | | |
| Porch | 12x10 | | | |

| Schools | | |
|------------|---------------|-------------|
| Elementary | Middle | Senior |
| 63 Sidney | 63 North Saar | 63 Parkland |

Remarks

Lovely 2003 built one level 3 bedroom 2 bathroom home on a quiet street, just one block to the ocean, Tulista Park and just a short walk to shopping at Beacon Ave. Features include 9 ft ceilings, gleaming hardwood floors, tiled entry, all new paint, new carpets, living room with gas fireplace, spacious kitchen with sunny breakfast nook, separate dining room with wood floors, master bedroom suite with walk in closet and ensuite bathroom, walk in laundry room. Outside is a great south-facing front covered porch & a rear deck. The detached double garage would make an ideal studio. Long driveway and back parking, perfect for RV's and boats. Ample storage in crawl space.

| Legal Information | |
|--|---------------------|
| Town of Sidney | Roll: 11012201 |
| PID/MHR: 025-719-777 | Title: Frhld/Str |
| Legal Dsc: Plan VIS5390; Lot A; Land Dist 40; Sect 9; Range 3E; Freeform TOGETHER WITH | |
| Zn Cls/Tp: Duplex | |
| 2011 Asmt: \$555,000 | 2010 Taxes: \$2,921 |

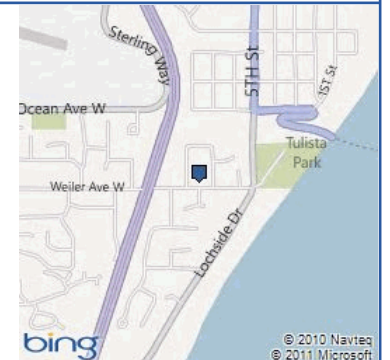
| Building Information | |
|----------------------|--|
| Built (est) | 2003 |
| Const Mt: | Insulation Ceiling, Insulation Walls, Windows Thermo |
| Lsd Equ: | |
| Ext Fin: | Cement Fibre Siding |
| Ext Feat: | Balcony/Deck, Fenced Yard/Part, Landscaped, Porch |

| | | | |
|-------------|---|------------|-----------------------------------|
| Frnt Faces: | S | Bldg Sch: | California, Half Duplex Side/Side |
| Rear Faces: | N | Bldg Warr: | CSA/BC Cr |
| | | Fuel: | Electric |
| | | Heat: | Baseboard |
| | | Roof: | Fibreglass Shingle |
| | | Fndn: | Concrete Poured |
| | | Accss | Ground Level Main Floor, Master B |

| Lot/Strata Information | |
|------------------------|-----------------------|
| Prk Type: | Driveway, Garage Doub |
| Water: | City/Munic. |
| Lot Feat: | Level |
| Complex: | |
| SqFt Balc: | Suites/Cplx |
| SqFt Prk: | Bldgs/Cplx: |
| SqFt Pat: | Suites/Bldg |
| SqFt Strg: | Floors/Bldg |
| Gnd/Top? | Lvl/Suite: |
| Shrd Am: | |

| | | | | | | | |
|---------------|--------------------|-------------|--------------------------------|-------------|-------|-------------|---|
| Lot Size | 5,400sqft / 0.12ac | Dims (w/d): | 34 ft x 160 ft | Shape: | Rect. | ALR?: | |
| Prk #: | 3 | Driveway: | Exp. Agg. | Services: | | | |
| Waste: | Sewer | Rent Alld?: | Unrestricted | Yng Ag Alld | 0 | Pets Alld?: | Dogs, Cats, Birds, Caged Mammals, Aquariums: Pets |
| Mgd By: | | BBQs Alld?: | Yes: Field Altered - Ask Agent | | | | |
| Prk Cm Prp: | 0 | Assmt Incl: | | | | | |
| Prk LCP: | | | | | | | |
| Prk Str Lot: | | | | | | | |
| Str Lot Incl: | | | | | | | |
| Com Str Itm: | | | | | | | |

Photos and Map



Brokerage Fee: 3% \$100k, 1.5% on balance

Tuesday, August 9, 2011

Residential Client Detail WH

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of HST. Data © VREB. Software © Tarasoft Corporation.