

LAURA AKERS

presents



541 CROSSANDRA CR.
Saanich BC

**PEMBERTON
HOLMES**

• ESTABLISHED 1887 •

LAURA AKERS
250-516-1644



This beautiful, very bright and private CORNER UNIT is located at the back of the complex away from the road and parking. It has large south-facing windows looking onto its fully fenced yard with patio and garden. It's a tranquil setting with large trees and a short pathway leading to a lovely grassy common area with swings for the kids.

Updates include LAMINATE FLOORING, THERMO PANE WINDOWS, a DECORATIVE FRONT DOOR with a RETRACTABLE SCREEN, a new 2011 HOT WATER TANK, new bedroom WINDOW COVERINGS, and a beautifully redone KITCHEN.

This delightful kitchen will provide an amazing experience for cooking and entertaining. It has been CUSTOM BUILT with SOLID MAPLE CABINETRY and offers plenty of drawers, cupboards and counter space. The cooks in the house will enjoy creating together in this lovely kitchen.

The second bathroom is located on the finished lower level, which is currently set up with a rec room and workshop, but is open to your ideas. Maybe a third bedroom? There is a storage room with built-in shelving and access under the stairs as well.

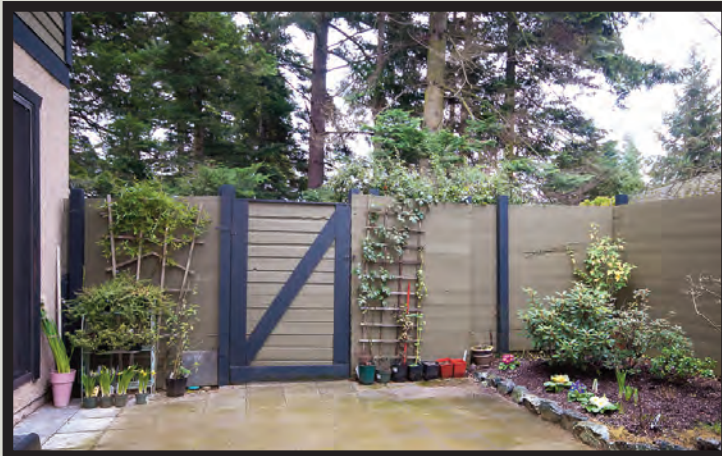
The complex offers a pool, clubhouse and childcare facility. It is located across from the Coquitz River trail system that can be followed to the Tillicum Centre, which offers a movie theatre, library, rec centre and the mall for shopping. This child and pet friendly complex has schools close and has easy access to downtown.



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GENERAL INFORMATION

Municipality: Saanich

2 Bedrooms

2 Bathrooms

FINISHED SQUARE FEET

Total: 1240'

Living: 15'9" x 10'7"

Dining: 9'8" x 7'8"

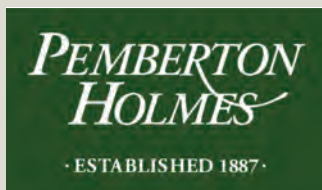
Kitchen: 11'7" x 9'11"

Master: 13'6" x 10'8"

2nd Bedroom: 10'9" x 9'2"

Rec Room: 15'4" x 10'1"

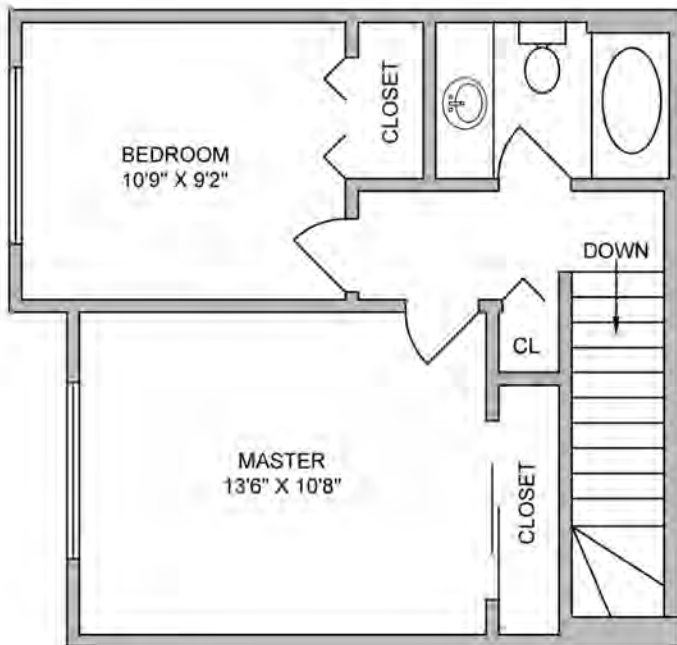
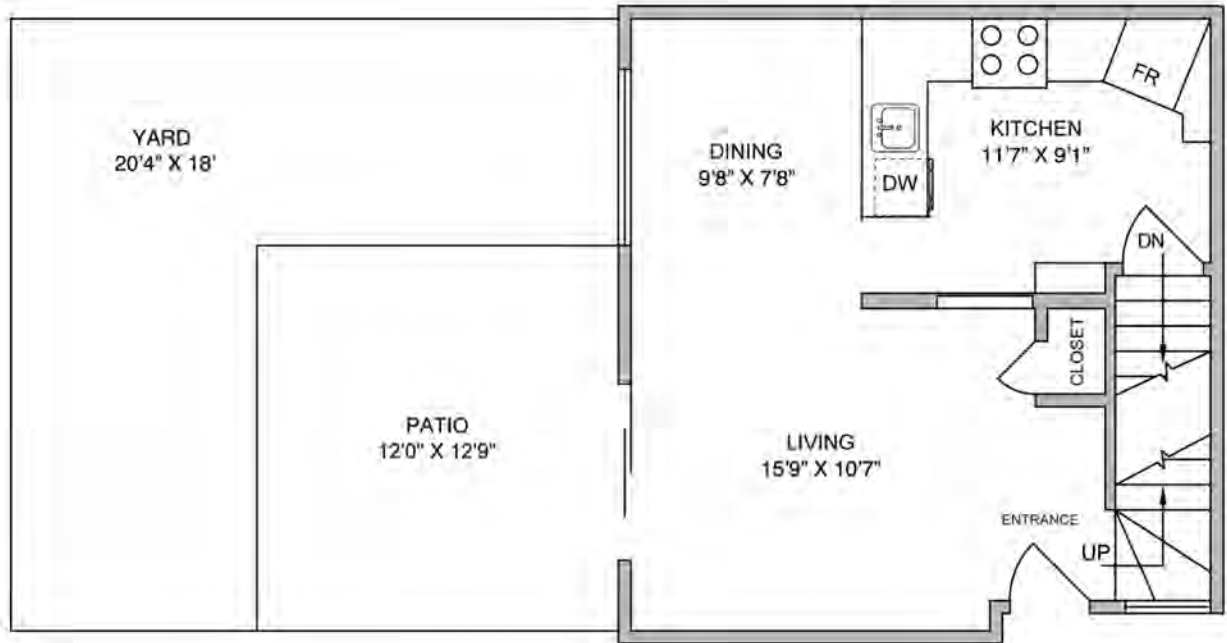
Workshop: 9'11" x 9'0"



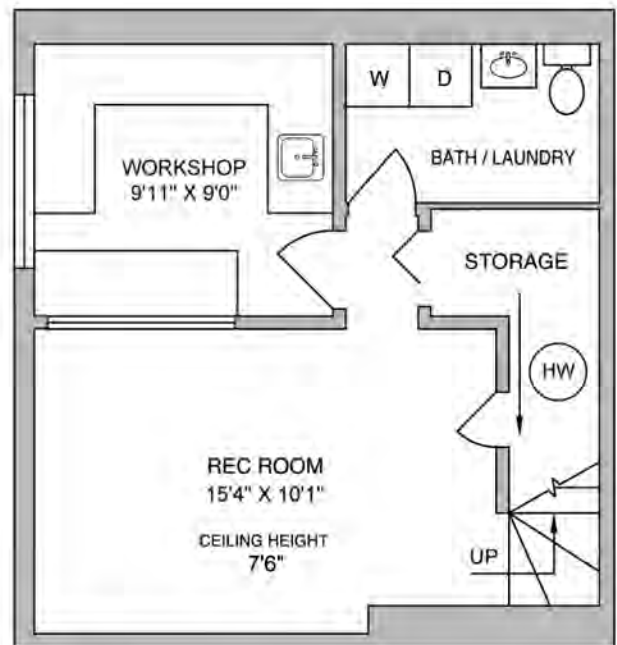
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MAIN



UPPER



LOWER



| FLOOR | AREA SQUARE FOOTAGE | | |
|-------|---------------------|-------|------|
| | FINISHED | PATIO | YARD |
| MAIN | 410 | 155 | 410 |
| UPPER | 430 | 0 | 0 |
| LOWER | 400 | 0 | 0 |
| TOTAL | 1240 | 155 | 410 |