

# 4980 DEER PARK TRAIL

## DETAILS

### *Kitchen and Laundry*

- *Designer backsplash (also in the laundry room)*
- *Hand-crafted birch boxes with pull-out drawers*
- *Maple shaker doors with lighted glass display cabinets*
- *Custom made moldings and stainless steel pulls*
- *Under-cabinet lighting*
- *Granite counters*
- *Walk-in pantry with maple shelving*
- *Blanco Silgranite kitchen sink and Tower Tech faucet*
- *High quality appliances—Kitchen Aid Fridge, convection oven and stovetop with push button rising fan, Fisher and Bosch dishwasher, Panasonic convection microwave*
- *Hi quality laundry room appliances—LG stem front load washer and dryer, washer has remote control*
- *Acrylic black sink with designer faucet in laundry room*

### *Great Room*

- *Accent picture lighting*
- *Ceiling fan with speed control*
- *Window blinds with remote control*
- *French doors to deck and patio*
- *5-zone speaker system with Energy speakers (in great room, master bedroom and TV room)*
- *Lennox gas fireplace with fan and solid oak mantle*
- *Solid oak hardwood floors with maple stain and 7 coats of varnish*
- *One-of-a-kind solid oak staircase*

### *Master Bedroom*

- *Double shower, 2 vanities and corner soaker tub in ensuite*
- *Door with direct access to patio with hot tub*
- *Walk-in closet with organizer, dressing mirror and maple melamine shoe rack*

### *Upper Level*

- *Plush 70oz Shaw carpet*
- *Moen and American Standard high-quality bathroom fixtures*
- *Delta rain shower and brass shower doors*
- *Closet organizers in bedrooms*
- *Versatile suite with quality appliances including a 2-drawer dishwasher*

### *Out Door Pool*

- *Economically heated by a heat pump*
- *Electrical operated retractable pool cover*
- *Extra Wide concrete patio areas around the pool*

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### *Garage / Workshop*

- 1600 sqft
- 11.4ft ceilings
- 10 ft Garage doors with 1/2 horsepower chain driven openers with keypad.
- Sink, toilet, cabinets, wine fridge and electric heaters
- Compressor airlines in wall
- 220 amp wiring, wired for a welder
- 4 coats of marine enamel on garage floors

### *Exterior*

- Sundance Optima hot tub with ozone filter system, stereo with remote and cover lifter
- Energe outdoor speaker on back deck, Bose on front veranda
- 31'x15' pool with electric pool cover and black metal rail surrounding
- R.V. parking with black water hook up and 30 amp plug
- Recessed lighting with timers in soffits and outlets with interior switches
- Cedar soffits around front
- Hidden gutters
- Hubbardton Forge outdoor lights with dusk to dawn sensors
- Hot and cold outdoor water taps in 2 areas
- Lighted outdoor storage area and/or covered patio under front veranda
- Landscaped with deer-proof plants
- Front pond with waterfall (new pump 07)
- Back pond with waterfall and stream with ultra violet light sterilization system
- Interlocking paving stone patio and walkway

### *Other Features*

- Nanny suite on Lower Level
- In-Law suite above garage
- Oriental slate in foyer, kitchen ensuite, powder room and laundry
- 18 ft ceiling in great room
- 9 ft ceiling in main and upper level
- Arches and Pillars accents
- Central Hoover built-in vacuum with sweeps in kitchen.
- Pre-wired for satellite dish, stereo system with sub-woofer
- Trane heat pump with air conditioner and back-up electric fireplace
- Casement windows with inside screens
- Maestro dimmers in most rooms
- Crawl space has 4.5ft high ceiling for extra storage
- Arts and Crafts floor grates, solid bronze floor and light grate in powder room
- Top of the line fixtures in bedrooms, bathroom, hallways, closets, kitchen and den
- Silent floor engineered truss system



This Listing Information has been provided to you by:

## Dale Kroppmanns



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### KROPPMANN REALTY

204 - 2722 Fifth St, Victoria, BC, V8T 4B2, V8T 4B2

MLS# <b>279996</b>	Address <b>4980 DEER PARK TRAIL</b>	Unit <b>V9C 4J5</b>	Bedrooms <b>5</b>	Current Price <b>\$1,450,000</b>
Status <b>Active</b>	District <b>Metchosin</b>	PC <b>V9C 4J5</b>	Bathrooms <b>5</b>	Sale Price
Type <b>Single Family</b>	Area <b>Me Rocky Point</b>		Year Built <b>2003</b>	Date Uncon
Zoning <b>Residential</b>	Complex		SqFt Fin <b>4,154</b>	Date Sold
Style <b>Arts &amp; Crafts</b>			SqFt Unfin <b>1,641</b>	Taxes \$ <b>\$4,840</b> For Year <b>2009</b>
Constrct	Seller Ph	Tenant Ph	Title <b>Freehold</b>	
Exterior <b>Cement Fibre Siding</b>	Elementary School <b>62 Hans Helgeson</b>	Middle School <b>62 Dunsmuir</b>	Assessment <b>\$990,000</b>	PID No. <b>024-656-828</b>
Roof <b>Fibreglass Shingle</b>	High School <b>62 Belmont</b>	Fin Opt	Legal Desc.	Lot <b>3</b> Block Sec Dist <b>30</b> Plan <b>VIP69912</b>
Foundtn <b>Concrete Poured</b>			MHR #	
Drive <b>Blacktop</b>			Fireplaces <b>Living Rm</b>	No. <b>1</b>
A. Accom <b>Addl Accomodation Existing</b>			Basement <b>Yes, Walk-out, Partial, With</b>	Hght <b>6'6</b>
Heat/Air <b>Floor Radnt, Forced Air, Gas Fireplace, Heat Pump, Air</b>	Water <b>City/Munic.</b>		Parking <b>Garage Triple, Driveway, RV,</b>	Spcs <b>16</b>
Fuel <b>Electric, Gas</b>	Waste <b>Septic</b>			

Room Sizes rounded to nearest ft. [Main Level 2 ]					Lot Info	Width	Depth	Strata Information		
Floors	Level 1	Level 2	Level 3	Other	SqFt	<b>136,342</b>	Acres	<b>3.13</b>	Lot Size	Lvls/Unit
Total SqFt	<b>473</b>	<b>1,902</b>	<b>1,779</b>		Shape		Rear Faces	In Complex: Units	Bldgs	
Entrance		<b>7x14</b>	<b>8x7</b>		Features	<b>View: Mtn, View: Water, Private</b>			In Building: Units	Floors
Living	<b>14x12</b>	<b>22x22</b>	<b>19x15</b>		Assess Incl				Mthly Asses	Lease Yrs
Dining		<b>13x14</b>	<b>11x10</b>		Shared Amen				Managed by	
Kitchen	<b>14x10</b>	<b>19x20</b>	<b>16x10</b>		Appliances	<b>Central Vac/Equip, Countertop Range, Oven Built-In, Electric Garage Door Opener, Garage Door Remote Control, Hot Tub Ext, F/S/W/D, Pool Equipment, Range Hood</b>				
Mast Bdrm		<b>13x14</b>			Interior Features	<b>Blinds, Ceil Vaulted, Ceiling Fan, Central Vacuum Roughed-in, Closet Organizer, Eating Space, Flrs/Laminate, Flrs/Tile, Flrs/Wood, French Doors, Jetted Tub, Laundry In-Unit, Sep Dine Room, Soaker Tub, W/W Carpet, Winding Staircase, Workshop</b>				
Bathroom	<b>3pc</b>	<b>2pc</b>	<b>4pc</b>		Exterior Features	<b>Balcony/Deck, Landscaped, Patio, Pool/Outdoor, Porch</b>				
Office		<b>11x11</b>			Special Info					
Ensuite		<b>5pc</b>								
Bedroom		<b>13x9</b>	<b>12x11</b>							
Bedroom			<b>12x11</b>							
Bedroom			<b>14x10</b>							
Bedroom			<b>12x10</b>							
Family			<b>25x12</b>							
Bathroom			<b>4pc</b>							
Laundry		<b>13x9</b>								

From the stunning ocean & mountain views, to the exquisite architecture, rarely do you find a home of such distinction. Enjoy an invigorating swim in your pool or relax in your hot tub while enjoying the breathtaking water views. With soaring ceilings & Tuscan columns, floor to ceiling windows in the living room offer spectacular views. With the luxurious master suite on the main level, the upper level offers 3 bedrooms, bathroom and family rm, + a 1-bedroom suite with sep laundry. The lower level offers a nicely finished nanny suite, also with laundry. The 1600sq.ft. 3-car garage & workshop has built-in cabinets & sink. In a very private setting, the beautiful multi-level decks and patios offer great places for barbecues and gatherings.

Listing Office	Coop Agt Comm <b>3%100K+1.5%B</b>	Entered <b>2010/06/10</b>	Listed <b>2010/06/10</b>
Co-List Office	Possession <b>TBA</b>	Changed	Expires
Listing Agent	Agent Information		
Co-List Agent			

Board Information
Showing Instructions
Directions
Phone For Appt.
Lock Box Location

# 4980 DEER PARK TRAIL AERIAL VIEW



# 4980 DEER PARK TRAIL

## LOCAL PARKS, BEACHES AND TRAILS

*The many parks and equestrian trails of Metchosin  
Including the Galloping Goose Regional Trail*

