

# 4219 Shelbourne St



**GORDON HEAD.** First time on the market since 1972. This great family home has been well cared for and updated over the years of ownership. This 4 bedroom x 2 bathroom home has both a lower den area plus a 21x14 family room. The lower level can be easily suited for additional family accommodation. There is a 23 x14 sundeck area with most of that area covered. The lot is 8,432 square feet with large additional off street parking for RV, boat plus single garage, carport and back driveway covered area. The upgrades include recent new roof, updated kitchen, new furnace and exterior tank, main bathroom improvements and original hardwood floors in excellent condition. Located close to schools, Gordon Head Rec Centre, Lambrick Park, and all levels of shopping.

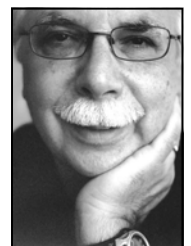
**WEBSITE:** [www.patmeadows.com](http://www.patmeadows.com)  
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**(250) 592-4422**



**pat**  
**MEADOWS**

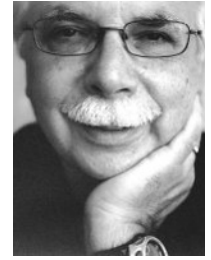
REAL ESTATE PROFESSIONAL





This Listing Information has been provided to you by:

## Pat Meadows\*



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**ROYAL LEPAGE COAST CAPITAL - OAK BAY**

208 - 2187 Oak Bay Ave, Victoria, BC, British Columbia, V8R

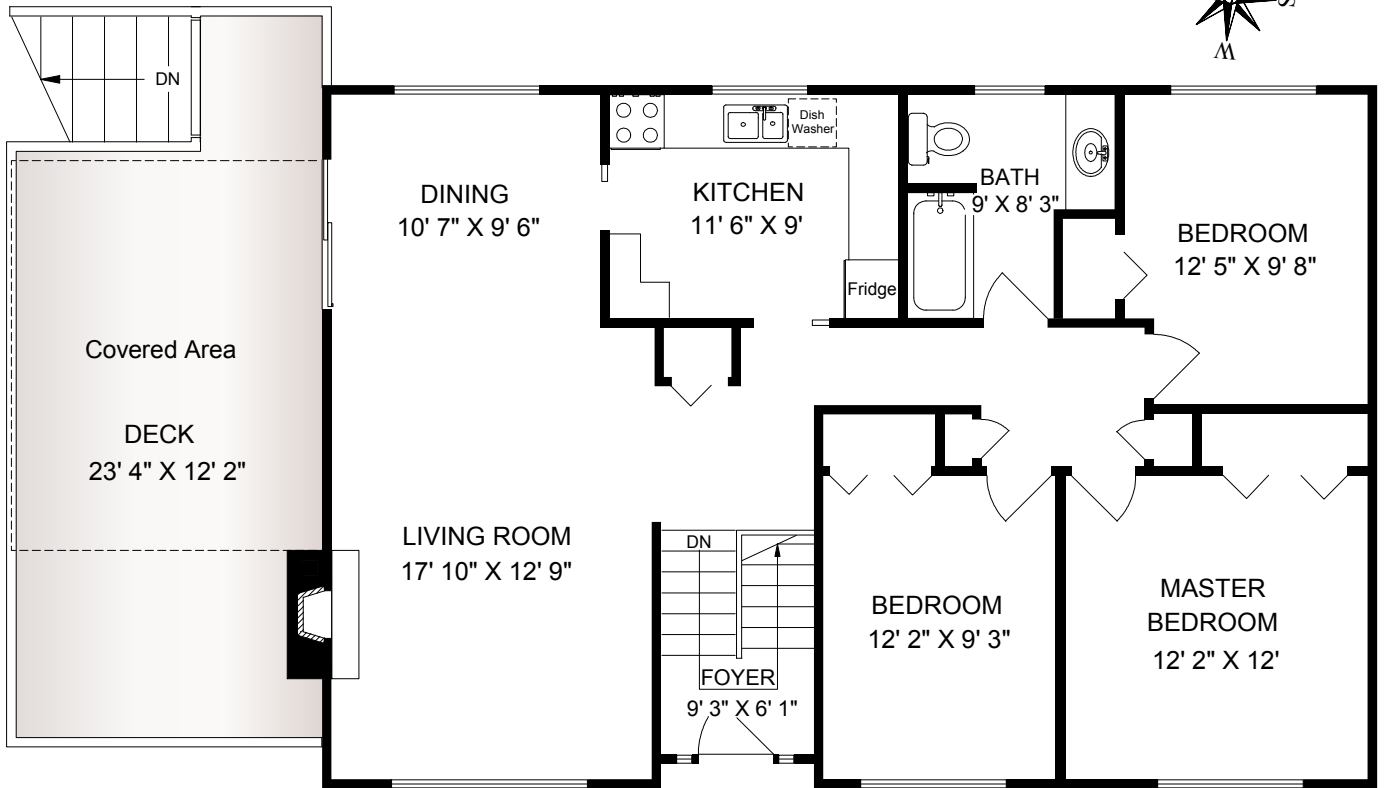
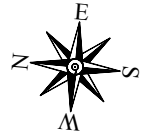
208 Status Type Zoning Style Constrct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel	<b>367754</b> <b>Active</b> <b>Single Family Residential</b> <b>Frame Wood 2x4, Insulation Ceiling, Insulation Walls</b> <b>Stucco</b> <b>Fibreglass Shingle</b> <b>Concrete Poured</b> <b>Addl Accomodation Potential</b> <b>Forced Air</b> <b>Oil, Wood</b>	Address District Area Complex	<b>4219 SHELBOURNE ST</b> <b>Saanich East</b> <b>SE Gordon Head</b>	Unit PC	<b>V8N 3E8</b>	Bedrooms Bathrooms Year Built SqFt Fin SqFt Unfin Title Assessment Legal Desc. Lot MHR # Fireplaces Basement Parking	<b>4</b> <b>2</b> <b>1969</b> <b>2,255</b> <b>Freehold</b> <b>\$524,000</b> <b>Lot 21</b> Block Sec <b>54</b> Dist <b>57</b> Plan <b>VIP20458</b> <b>Living Rm</b> No. <b>1</b> <b>Yes, Finished - Fully</b> Hght <b>7'4</b> <b>Carpport Single, Garage Single,</b> Spcs	Current Price Sale Price Date Uncon Date Sold Taxes \$ For Year	<b>\$648,800</b>    <b>\$3,380</b> For Year <b>2015</b>	
Room Sizes rounded to nearest ft. [Main <b>Level 2</b> ]		Lot Info	Width SqFt Shape Level	Depth Acres Rear Faces	Strata Information Lot Size In Complex: Units In Building: Units Mthly Asses Managed by					
Floors	Level 1	Level 2	Level 3	Other	Assess Incl Shared Amen					
Total SqFt	<b>1,085</b>	<b>1,170</b>			Appliances <b>Dishwasher, Dryer, Oven/Range Electric, Fridge, Microwave, Washer</b>					
Entrance		<b>9x6</b>			Interior Features <b>Blinds, Dining Area, Flrs/Lino, Flrs/Wood, Laundry Area, Dining Room Separate, Flrs W-W Carpet</b>					
Living		<b>18x12</b>			Exterior Features <b>Balcony/Deck, Fenced Yard/Part, Sprinkler Underground, Storage Shed</b>					
Dining		<b>10x9</b>			Special Info					
Kitchen		<b>11x9</b>								
Mast Bdrm		<b>12x12</b>								
Bathroom	<b>3pc</b>	<b>4pc</b>								
Bedroom	<b>10x10</b>	<b>12x9</b>								
Bedroom		<b>12x9</b>								
Laundry	<b>22x11</b>									
Den	<b>13x12</b>									
Family	<b>21x13</b>									
Deck		<b>23x12</b>								
Garage	<b>22x11</b>									
<p><b>GORDON HEAD. First time on the market since 1972. This great family home has been well cared for and updated over the years of ownership. This 4 bedroom x 2 bathroom home has both a lower den area plus a 21x14 family room. The lower level can be easily suited for addl. family accommodation. There is a 23x14 sundeck area with most of that area covered. The lot is 8,432 Sq.Ft with large addl. off street parking for RV, boat plus single garage, carport and back driveway covered area. The upgrades include recent new roof, updated kitchen, new furnace and exterior tank, main bathroom improvements and original hardwood floors in excellent condition. Located close to schools, Gordon Head Rec Centre, Lambrick Park, and all levels of</b></p>										
Listing Office Co-List Office Listing Agent Co-List Agent				Coop Agt Comm Possession <b>TBA</b>			Changed		Listed Expires	
Board Information				Agent Information						
Showing Instructions										
Directions Phone For Appt. Lock Box Location										



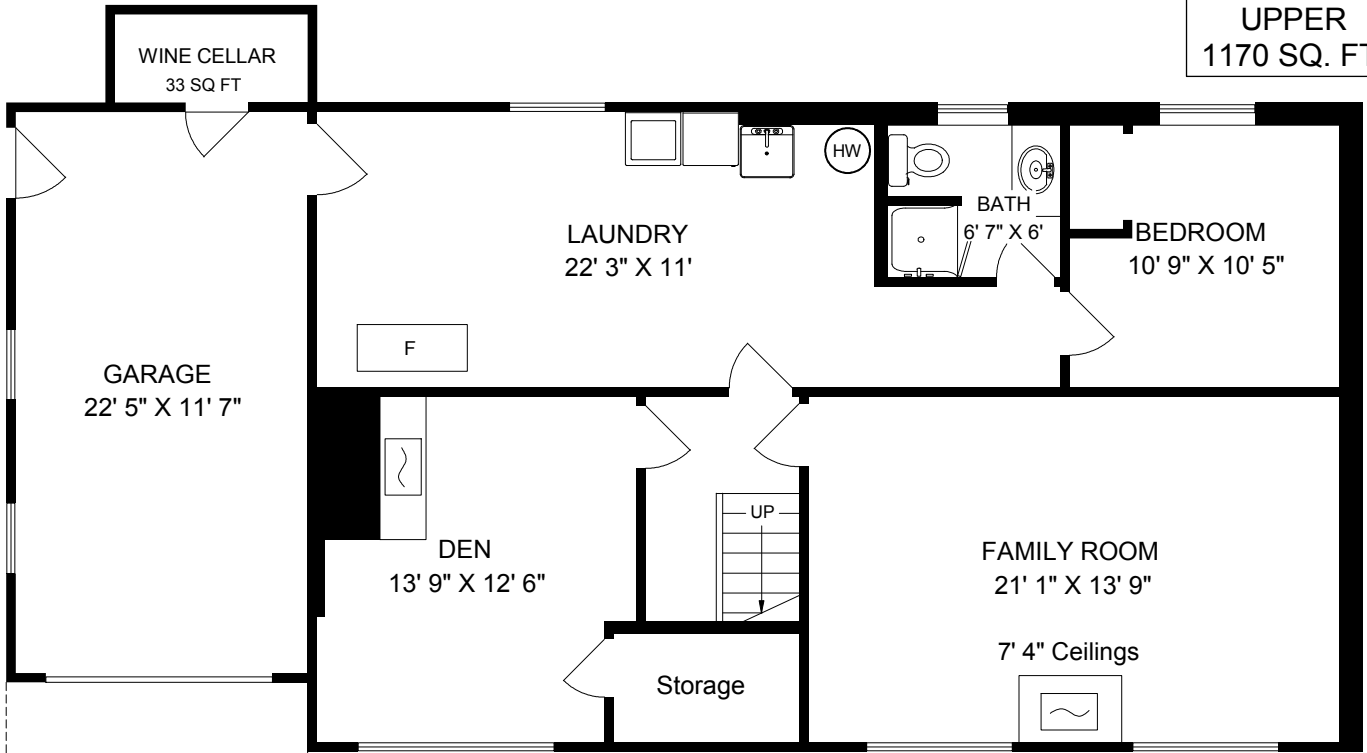
4219 Shelbourne St  
Victoria BC



# 4219 SHELBOURNE STREET



**UPPER**  
1170 SQ. FT.



**LOWER**  
1085 SQ. FT.



	FINISH SQ. FT.	UNFINISH SQ. FT.	TOTAL SQ. FT.
UPPER	1170		1170
LOWER	1085		1085
TOTAL	2255		2255
GARAGE		277	277
DECK		304	304

EXCLUSIVELY FOR PAT MEADOWS  
OF ROYAL LEPAGE COAST CAPITAL REALTY

JUNE 23 2016

REF # 4866

**Island Measure**  
Residential and Commercial Floor Plans

250-818-8273 islandmeasure.com

Measurements may not be 100% accurate. Floor plans are for provided for convenience only. Prospective buyers must satisfy themselves to the status of any space specifically in relation to minimum ceiling heights for habitable rooms required by the BC building code.