

642 Hillcrest Avenue

University District

\$479,900



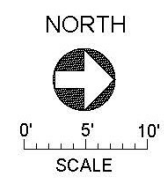
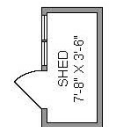
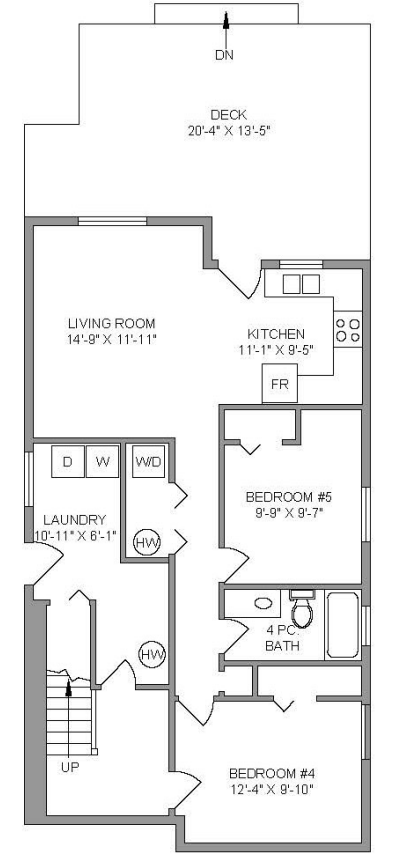
JAHELKA REAL ESTATE GROUP

Real Estate Redefined

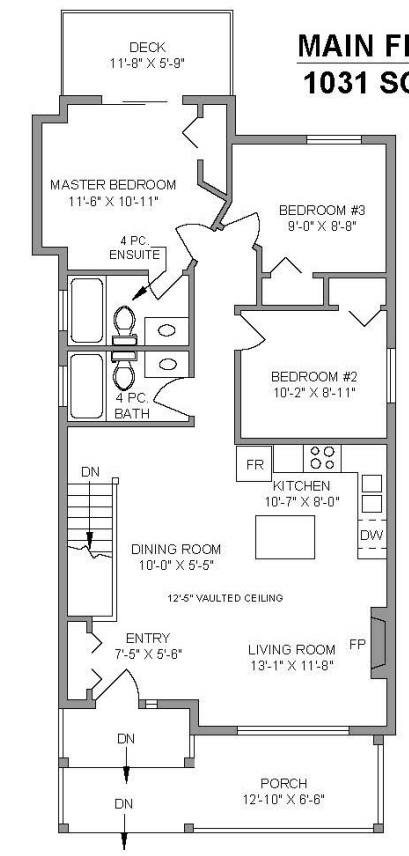




LOWER FLOOR
1017 SQ. FT.



MAIN FLOOR
1031 SQ. FT.



642 HILLCREST ROAD
MARCH 6, 2017
Prepared by PROPER MEASURE MID ISLAND for the exclusive use of JAHELKA REAL ESTATE GROUP
Plans may not be 100% accurate. Buyer must verify any critical measurement.
Private resale or modification of floor plans to a third party by any individual or entity other than Proper Measure Mid Island is strictly prohibited.

FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
MAIN	1031	219
LOWER	1017	330
TOTAL	2048	549

WELCOME HOME...

This charming and yet contemporary, deceptively spacious 3 year old home, ideally located in the University District in close proximity to VIU, all levels of schools and all amenities and conveniences, offers 2,048 sqft of living space with 3 beds 2 full baths on the well-laid out main floor and a legal 2-bed suite down.

Upon entering the home, you will be struck by the tasteful decor and contemporary finishes accentuated by the open concept floor plan with engineered hardwood throughout and vaulted ceilings creating a spacious and bright, well defined space equally well suited to entertaining as it is to family time. The kitchen features dark maple cabinetry, stainless steel appliances and a breakfast bar while the focal point of the cosy living and dining area is the fireplace which enhances the visual ambiance. Towards the rear of the main floor is the master with a slider accessing a private deck overlooking the backyard and a tasteful 4-piece ensuite, while two further bedrooms and a 4-piece family bathroom round off the main floor. The lower level offers laundry facilities for the main residence along with access to the backyard, as well as the equally well appointed and tastefully finished suite complete with its own laundry facilities and separate entrance.

The backyard features a spacious deck area perfectly suited for entertaining and BBQs with a gentle-sloped lawn the ideal spot for children to play. Those with a green thumb will appreciate the ready-made, raised garden beds while the fire pit will add ambiance and warmth to any social gathering all year round.

This property, which is still under warranty, is the perfect package for a young or growing family looking for mortgage help or for investors who will find this tasteful, centrally located home appealing to those looking for a quality rental option. Act now to avoid disappointment as this home will not stay on the market for long. Please verify all data and measurements if important.

FEATURES

- Bedrooms:* 5
- Bathrooms:* 3
- Living Area:* 2,048 sqft.
- Year Built:* 2013
- Lot Size:* 0.10 acre
- Parking:* Street & laneway
- Patio/Deck:* Front porch, deck up & large patio down
- Backyard:* Fully fenced, garden beds & fire pit
- Suite:* 2-bed legal suite with separate entrance & laundry
- Taxes:* \$2,855.32 (2016)





GIVING REDEFINED: By working with the Jahelka Real Estate Group you will become a catalyst to change the world at no cost to you, as we will donate \$1,000 of our commission cheque from EACH residential sale to build homes in developing countries as a first step in a movement towards establishing self-sustaining, thriving communities.



FEATURED LISTING
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