


**ENGEL & VÖLKERS®****LeBlanc • Piercy Group****Mobile: 250-686-7789****Email: scott.piercy@evcanada.com****www.luxurybchomes.com**

	Finished Rooms				Listing Summary	
	Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4	MLS®: 414955
	Finished SqFt:	1,640	1,636	1,750		Status: Current
	Entrance		8x8			SubClass SF Det
	Living	18x17	22x15			DOM: 208
	Dining		14x12			Taxes: \$24,231
	Kitchen	13x10	15x10			2019 Asmt: \$4,468,000
	Mast Bdrm			17x15		Title: Freehold
	Bathroom		2			
	Bedroom	12x12		13x12		
Bedroom	14x11		17x11			
Ensuite			5			
Ensuite			4			
Ensuite			3			
Walk-in Closet			12x10			
Laundry			8x6			
Family		17x13				
Den	13x12	14x12				
Remarks						
Gonzales Bay waterfront. This custom Zebra Designs beachfront residence surpasses all expectations! 5,000+ sqft of living space extends over 3 architecturally stunning levels with elevator for convenience. Sweeping ocean & mountain vistas framed by walls of glass. Interior is visually captivating with soaring coffered ceilings, elegant pillars, superior craftsmanship and artistic detailing. Entertain on the main with a well appointed chef's kitchen that opens to the refined dining rm which shares a FP with the dramatic living rm. A family rm & study, each with their own FP, complete the main. Above, a regal master suite with a FP, lavish 5pc ensuite & massive walk-in closet & 2 more bedrooms, each with an ensuite. Lower offers a full 1 bedroom suite, as well as another bedroom, bathroom & media room & private wine cellar - ideal for guests or in-laws or both! Outside living at its best: an amazing infinity pool, hot tub, outdoor FP, tons of patio & deck space & private beach access.						
1941 Crescent Rd OB Gonzales ~ V8S 2G9						
Interior Details			Unfinished Rooms			
Layout: Main Level Entry with Lower/Upper			Garage			
Bedrms: 5 Kitchens: 2			Deck 12x9			
Baths Tot: 6 Fireplaces: 6			Patio 37x20			
Bth 2Pce: 1 Main Lev: Level 2			Storage			
Bth 3Pce: 2 Fin SqFt: 5,026			Storage			
Bth 4Pce: Unfin SqFt: 0			Schools			
Bth 5Pce: Bed & Brk:			Elementary Middle Senior			
Ens 2Pce: Adnl Acc:			61 Sir James I61 Monterey 61 Oak Bay			
Ens 3Pce: 1 Basement: 8' / Finished - Fully						
Ens 4+Pce: 2 FP Feat: Family Rm, Living Rm, Master Bedroom, Natural Gas						
App Incl: F/S/W/D, Hot Tub Ext, Pool Equipment						
Int Feat: Closet Organizer, Dining Area, Elevator, Flrs/Tile, Flrs/Wood, Jetted Tub, Soaker Tub						
Building Information			Frnt Faces: N Bldg Sch: Bldg Style:			
Built (est) 2010 Lgl NC Use:			Rear Faces: Bldg Warr:			
Lsd Equ:			EnerGuide Rtg/Dt:			
Const Mt:			Fuel: Electric, Gas			
Ext Fin: Shingle-Wood, Stone			Heat: Floor Radnt			
Ext Feat:			Roof: Asphalt Shingle			
			Fndn: Concrete Poured			
			Accss Ground Level Main Floor, Wheelch.			
Lot/Strata Information			Lot Size 9,452sqft / 0.22ac			
Prk Type: Carport Double			Prk #:			
Water: City/Munic.			Waste: Sewer			
Lot Feat: View: Water, Wfront: Ocean, Golf Course < 1KM, Level			Mgd By:			
Complex:			Rent Alld?:			
SqFt Balc: StrLots/Cplx			Yng Ag Alld?:			
SqFt Prk: Bldgs/Cplx:			Pets Alld?:			
SqFt Pat: Suites/Bldg			BBQs Alld?:			
SqFt Strg: Floors/Bldg			Assmt Incl:			
Gnd/Top? Lvls/Suite:						
Shrd Am:						
Agency Information			Coop Brok Fee: 3/1.5			
Licensee			Sllr: See Supplements			
L: Sandi Piercy (778) 433-8885			Sllr Resid: Resident of Canada			
CL1: Scott Piercy* (778) 433-8885			Financing: Purchaser To Finance			
CL2: Jim LeBlanc* (778) 433-8885			Fin Notes:			
B:			Possession Upon Completion			
CB1:			Listed: 2019/08/22			
CB2:			Modified: 2019/10/31			
Appt Ph: (250) 213-7489			Sold:			
KeyBox/Bzzr: LA to attend			\$Chg:			
Agent Appts x Touchbase, Floor Plans Available, Key at L/O, No Sign, See M2M Notes ~ Showings after noon, please. LA to						
Info, M2M						
Notes &						
Dir:						

\* Personal Real Estate Corporation

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrolment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. An MLS® number flagged \*\*\*\* indicates a listing originating from the Vancouver Island Real Estate Board MLS® System: as it is an automated translation, listing information will not be complete in all respects and consumers may wish to consult with their REALTOR® for more details. Data © Victoria Real Estate Board